



ADMINISTRATOR'S REPORT
Kevin Bronson
OFFICE OF THE CITY ADMINISTRATOR
WESTMINSTER, SOUTH CAROLINA

September 29, 2023

GENERAL INFORMATION

Body-Worn Camera Grant Award

The South Carolina Department of Public Safety has awarded \$18,245.62 from its Body-Worn Camera Grant Program to the Westminster Police Department to purchase nine (9) new body-worn cameras. The Police Department will update the current Body-Worn Cameras to make the department safer, more efficient and provide excellent service to the citizens.

Palmetto Pride Tree Grant

This week staff learned of a grant award from PalmettoPride for 15 trees to be planted at the City Hall campus. The trees will be available to be planted around the first of November. Assistant to the City Administrator Regan Osborn approached the grant application with a style typically unseen in governmental grant writing and now the City will benefit from his verve. The grant includes four Crape Myrtles, one Dogwood, and eight Red Maples.

Oconee Economic Alliance

The OEA met Friday morning. The agenda is attached along with a handout demonstrating the year-to-date successes of the OEA. Two of the projects, Meyn and Books for Less, are in Westminster.

Local Development Corporation (LDC)

The LDC met this week. It approved a grant for 214 E Main Street (Keller Williams Oconee County) to improve its building façade. The agenda for the meeting is attached.

Coopers Mill Subdivision

The city hired contractors to install water and sewer lines in this new subdivision. The cost of the installation is paid for by the subdivision developer. The sewer line installation is complete and final pressure testing is almost complete. The water line installation is complete with only the service connections left to be made. This is expected to be completed by October 13, 2023. The developer is eager to begin construction on the homes and will be able to start as soon as the final testing is completed. The subdivision is designed for 176 new homes and is located at the intersection of Clearmont Road and Mountain Road.

USDA-RD Water System Projects

Two contractors are being utilized to install the water system improvements funded by the USDA-RD. Both contractors are on schedule.

Arrowood General Contracting is responsible for a grouping of projects entitled Division 1.

- The project areas for Division 1 are: Dawn Drive; Dixon Rd; Phillip Lear; and Dr. Johns Rd.
- The new water line is in place on Dawn Dr and connected into an existing 6" line on HWY 24. The first round of water quality testing is complete. The second round, two separate tests are required, of testing will be conducted Saturday morning. After both tests come back, services will begin to be switched over to the new line. This section should be completed around October 6th. The Dixon Rd section is next.

Payne, McGinn and Cummins is responsible for a grouping of projects entitled Division 2.

- The project areas in Division 2 are: two sections of Highway 76; Welcome Church Rd to Berry Farm Rd; and Berry Farm Rd to Cleveland Pike Rd.
- Highway 76 pipe installation is progressing on schedule. A few re-routes have been required as well as a few areas have been skipped over due to rock. The contractor plans to find all rocky areas before they bring in the specialized equipment needed to handle the rock.

Westminster Planning Commission

Nothing new to report.

OJRSA

The Finance & Administration Committee met Tuesday, September 26, 2023 at 8:30 am, the draft minutes are attached. Included in the minutes is a chart entitled “Flow Permitted and Types of Permits Issued by Year,” it is labeled as *Handout 1 – F&A Meeting 09/26/2023*. This graphic representation shows recent and historical trends in sewer permits issued by the OJRSA.

Additionally, the F&A Committee recommended the OJRSA Impact Fees be increased by \$4.00 per gallon across all meter sizes. The Impact Fees are collected for new taps only when a new service connection is made to the sewer system. The Impact Fees collected by the OJRSA fund improvements and expansions of the sewer lines and the wastewater treatment plant (WWTP). The OJRSA may need to increase the size of the WWTP within the next five years. “*Exhibit B- F&A Meeting 09/26/2023*,” is a memo from the consultant hired to analyze the Impact Fee.

PMPA

This week, PMPA filed a response to the lawsuit by Greer CPW, the response is attached.

PLEASE MARK YOUR CALENDARS

October 2, 2023 at 4:00 pm OJRSA Board Meeting at OJRSA

October 10, 2023 at 6:00 pm City Council Meeting at the Westminster Fire Department

October 11, 2023 at 5:00 pm Recreation Planning Committee at City Hall

October 18, 2023 at 1:00 pm Recreation Planning Committee at City Hall

October 30, 2023 at 6:00 pm Westminster Planning Commission at City Hall

Special Events Calendar

September 30, 2023 West-Oak High School Future Farmers of America Petting Zoo

WP Anderson Park (vacant field behind Park Place Restaurant)

October 6 – Rock in Westminster - Main Street, Westminster

October 11, 2023 at 8:00 am Oconee Chamber of Commerce – Coffee & Conversations at the Depot

(Topic: Healthcare options for employed & small businesses)

October 13, 2023 Oconee Chamber of Commerce 2023 State of Oconee luncheon at West-Oak High School

October 13-14, 2023 South Carolina Bigfoot Festival – downtown Westminster

(<https://www.scbigfootfestival.com/>)

October 21, 2023 at 3:00-9:00 pm

Westminster Music Centre presents *Music on Main*

October 24, 2023 at 5:30 pm Oconee Chamber of Commerce Boosted Business After Hours – Hamilton Career Center at 445 Oconee Business Parkway, Westminster

October 26, 2023 at 5:30 pm – Oconee Chamber of Commerce – *Boosted Business After Hours* at the Hamilton Career Center – 445 Oconee Business Parkway, Westminster, SC

October 31, 2023 Boo On Main – downtown Westminster

November 11, 2023 at 4:00 pm – Veterans Day Parade
Main Street, Westminster

December 1, 2023 at 2:00 pm – Arbor Day Celebration

December 1, 2023 - Christmas Tree Lighting

December 2, 2023 at 11:00 am – Westminster Christmas Parade
Main Street, Westminster

February 3, 2024 (*new date*) at time TBD – TreesUpstate Tree Planting Event at Yousef Mefleh Memorial Fields



**OCONEE
ECONOMIC
ALLIANCE**

OCONEE COUNTY, SOUTH CAROLINA, USA

Board of Directors Meeting September 29, 2023

- I. WELCOME**
- II. APPROVAL OF AUGUST 4, 2023 OEA BOARD OF DIRECTORS MEETING MINUTES**
- III. FINANCIAL REPORT**
- IV. INQUIRIES, LEADS, PROJECTS AND WINS**
- V. BUSINESS RETENTION AND ENGAGEMENT (BRE)**
- VI. MARKETING AND OPERATIONS**
- VII. DISCUSSION**
- VIII. ADJOURN**



**OCONEE
ECONOMIC
ALLIANCE**

Oconee County -Top Shelf for Business

OEA Announced Projects January to September 2023

4 Projects

2 Existing Businesses and 2 New Companies

\$85,975,000 in Investment

267 Jobs



 **BorgWarner**

 **MEYLN**[®]

 **Itron**

Books for Less

OEA Announced New and Expanding Industrial Projects Calendar Years 2013 to 2023

Year	Projects	Capital Investment	Jobs
2013	2	\$29,600,000	105
2014	3	\$44,700,000	194
2015	4	\$22,830,000	115
2016	3	\$83,200,000	113
2017	2	\$71,900,000	216
2018	2	\$23,200,000	78
2019	1	\$10,000,000	0
2020	0	\$0	0
2021	3	\$65,300,000	114
2022	1	\$30,000,000	215
2023	4	\$85,975,000	267
Total	25	\$466,705,000	1,417

2023 is the best calendar year at OEA, over the past eleven years, for announced new investments and new jobs. It is significantly higher than the prior ten year average which averaged 2 new projects, \$38,073,000 in new investment and 115 new jobs.

* New Investment is \$47,902,000 or 126% higher than the prior ten year average and \$2,775,000 or 3% higher than the second best year (2016).

* New investments in 2023 represent 18% of all new investment since 2013.

* New Jobs were 152 or 132% higher than the prior ten year average and were 51 or 24% higher than the second best year (2017).

* New jobs in 2023 represent 19% of all new jobs since 2013.



Together We Grow

AGENDA

**Local Development Corporation
City of Westminster
City Hall Conference Room
September 28, 2023- 4:00pm**

- I. Call to Order**
- II. Approval of the March 2, 2023, Meeting Minutes**
- III. Financial Report**
- IV. Consideration of CBIG Application for 214 E. Main St (Keller Williams Oconee County)**
- V. Member Comments**
- VI. Adjourn**



OCONEE JOINT REGIONAL SEWER AUTHORITY

Finance & Administration Committee

September 26, 2023

The Finance & Administration Committee meeting was held at the Coneross Creek Wastewater Treatment Plant.

Commissioners that were present:

- Seat 2 (Seneca): Scott Moulder
- Seat 4 (Seneca At-Large): Marty McKee
- Seat 8 (Westminster): Kevin Bronson

Commissioners that were not present:

- Seat 5 (Walhalla): Vacant Since Brandon Burton's Resignation

OJRSA appointments and staff present were:

- Lynn Stephens, Secretary/Treasurer to the Board and Office Manager
- Chris Eleazer, Executive Director
- Kyle Lindsay, Operations Director

Others present were:

- Jason Gillespie, Weston & Sampson
- Norm Cannada, Seneca Daily Journal
- Celia B. Myers, City of Walhalla Administrator

Prior to the start of the meeting, the committee decided that Mr. Moulder would lead the meeting due to there being no committee chairman at this time.

A) Call to Order - Mr. Moulder called the meeting to order at 9:03 a.m.

B) Public Session – None.

Mr. Eleazer took this time to introduce Ms. Celia Myers, the new City of Walhalla Administrator, to the committee and reported she will be sworn in just prior to the OJRSA board meeting on October 2, 2023. The committee members welcomed her and invited her to participate in today's discussions and ask questions.

C) Presentation & Discussion Items:

1. Update on Current Projects (Exhibit A) – Mr. Eleazer distributed the updated projects list to the committee that was broken down by the different restricted and unrestricted funds. For Ms. Myers' benefit, Mr. Eleazer explained that this list was originally done for internal tracking of projects, but both the O&P and F&A Committees asked for copies presented at their meetings.

Mr. Eleazer stated that the committee members should be getting emails sometime this week from Katherine Amidon stating that the Central Basin Study process is beginning and possibly asking for some general information.

The Director gave an update on a few of the restricted fund projects:

- Flat Rock Pump Station Replacement (SCIIP Grant) – Construction should begin around the first of the year. They are currently reviewing shop drawings and ordering some of the equipment.

- Dewatering Equipment Replacement (SCIIP Grant) – The OJRSA has a Request for Qualifications (RFQ) for the engineer, and submittals are due by October 3, 2023. Recommendations should be presented to the board at the November meeting.
- Conveyance System Improvements to Address Consent Order Matters (SCIIP Grant) – Whatever money is left over after the Flat Rock Pump Station Replacement and Dewatering Equipment Replacement projects will be used to rehabilitate the collection system.
- Sewer South Phase II – The project is progressing well. The OJRSA has not received any complaint calls about the construction taking place; however, there have still been a few calls from people requesting to tie into the sewer lines.
- Sewer Feasibility Study – The Rural Infrastructure Authority (RIA) must review the contract prior to allowing the OJRSA to sign it. The OJRSA board previously authorized the Executive Director to execute the agreement pending RIA approval. The OJRSA is hoping to hear back from the RIA within the next two (2) weeks to allow the study to proceed.

The Director gave an update on an unrestricted fund project:

- Seneca Creek Pump Station & Force Main Replacement – The force main plans are at 100%, and the OJRSA has a construction permit from SCDHEC for that part of the work. The pump station plans are at 90%. The OJRSA is just about to put the project on the shelf to await the funding for the project.

2. As Directed by Board, Consider Recommendations for Increasing Impact Fee (Exhibit B) – The Director distributed a couple of handouts (*made a part of these minutes*) to the committee.

Mr. Eleazer stated that one of the handouts shows a graph and a list of projects permitted through SCDHEC. These projects required some kind of improvement such as a line extension or a pump station installation that had to go through the SCDHEC permitting process. The graph on the front shows a significant increase in the last three (3) years of the number of residential permits issued; however, it wasn't until 2021 that subdivisions were paid for (thus permitted by OJRSA) in their entirety. Prior to that time, the subdivisions were approved, but each lot was permitted as the contractor applied for the building permit.

The other handout is two (2) articles that have to do with the expansion of the Pendleton/Clemson wastewater treatment plant. These articles justify the cost per gallon for the treatment process impact fee that Jason Gillespie of Weston & Sampson recommends the OJRSA adopt. Goodwyn, Mills, & Cawood (GMC) is working on the Pendleton/Clemson expansion, and their cost per gallon for the treatment plant process is almost identical to Weston & Sampson's at around \$20 per gallon.

Mr. Gillespie stated that Weston & Sampson sent the OJRSA a memo last month regarding the proposed new impact fees. The process started a few years with an initial analysis for establishing a fee based on water meter size. The memo shows the typical flow, according to the AWWA, in gallons per day (GPD) by water meter size. At that time, the cost of wastewater flow for the treatment and conveyance systems was established at \$11.25 GPD.

As prices have risen in the past couple of years, Mr. Gillespie reported Weston & Sampson was asked to look at these costs again. The current treatment cost is approximately \$20.00 GPD, with the cost for conveyance being another approximately \$5.00 GPD, making the total impact fees for each size meter almost double.

The memo also compares the proposed impact fees with the fees that local, similar facilities are charging. The proposed fees are lower than what Anderson County charges; however, they are higher than other facilities. Mr. Gillespie stated that this is due to the nature of the treatment systems being that other facilities may have a bigger system where they can spread the cost over their developments, and/or they may have some of the costs subsidized.

Mr. Gillespie stated that the OJRSA may want to deviate from charging according to meter size and use actual permitted flows for certain industrial or commercial process flows, as the meter size may not be a good proportion to what their actual flow is. He gave an example where a big warehouse may need a large water meter for fire flow, but they don't need that large meter for wastewater.

Mr. Bronson asked if anyone else has used these methods. Mr. Gillespie said there are several organizations using a hybrid method like Anderson County, City of Anderson, and City of Easley, and it's not uncommon to do it this way.

Mr. Moulder asked what the anticipated revenue generation is. Mr. Gillespie replied that it depended on the number of permits issued in a year. The approach would be to compensate the cost of adding the infrastructure. Mr. Moulder asked what the cost is to add the infrastructure and the anticipated revenue needed to satisfy those costs.

Mr. Moulder said in the last five (5) years, there was an average of 198 residential and 24 commercial/industrial permits issued. That is roughly an average of 72,000 GPD residential and 79,000 GPD for commercial/industrial that would be permitted per year = 151,000 GPD permitted each year. He asked how many more gallons per day remain before the OJRSA hits the 80% usage. Mr. Eleazer replied 1.8 million.

Mr. Moulder went on to say that based on a 5-year average, the OJRSA has 11.8 years before the OJRSA hits 80%. He then stated to take the 198 residential permits with a standard 3/4" or 5/8" meter, at a \$2,000 increase, the OJRSA will generate \$396,000 in increased impact fee revenue per year (strictly the amount of the increase – not counting what is currently being charged).

Mr. Moulder then looked at commercial/industrial. He took 24 permits with 1.5" meters, at a \$21,000 increase = \$504,000 in increased impact fee revenue per year (strictly the amount of the increase – not counting what is currently being charged). He stated that is a total of \$900,000 per year of additional revenue for eleven (11) years for a grand total of \$9.9 million.

Mr. Moulder said that when the board makes the decision to increase the impact fees, it is tied to numbers and not theoretical costs. He asked if the OJRSA wanted to set the impact fees to generate \$9.9 million worth of revenue in eleven (11) years just to get to the 80%.

Mr. Bronson said that although the calculations are good, the OJRSA also has all the new lines going in at Sewer South and the projects that Jamie [Gilbert] at the Oconee Economic Alliance (OEA) is working on. Mr. Moulder said the impact fee revenue that those lines are going to generate needs to be factored in. Mr. Bronson replied that he didn't know how to do that, and the OJRSA is uncertain as to what Oconee County is going to do with the \$25,000,000 bond money. Mr. Moulder stated that the revenue will be accelerated, as most of the projects going on in Sewer South will be mostly commercial and industrial with a higher degree of residential.

Mr. Moulder said the lines are being put into place at Sewer South and asked if there are any projections on new business generation. Mr. Eleazer said he was not aware of any immediate connections for the Sewer South project besides the treatment plant at the Welcome Center being tied into the new system.

Mr. Bronson said the OJRSA also needs to consider any future Clemson University student housing projects. Mr. Moulder replied that unless the line size is increased in that part of Seneca, that will not happen. Mr. Eleazer said that the Paw's Diner project can happen as is right now. The Keowee River, Clemson West, and Brent Little's other project can't get permitted due to restricted capacities to infrastructure.

Mr. Bronson said he is concerned that right now the OJRSA is constricted for capacity based on collection lines, but will the plant become the bottleneck when the lines are upgraded? The lines are getting upgraded for specific projects, lines are being added for Sewer South, and Oconee County has \$25,000,000 to use on the lines.

Mr. Bronson asked if the OJRSA can use the impact fees for system expansion. Mr. Eleazer replied yes, for upgrades and system expansion so long as it is for growth related projects. Mr. Bronson asked how much it would cost for the drawings when the OJRSA reaches the 80% capacity threshold. Mr. Eleazer stated it is no longer state law that plans need to be started at 80% but instead is now a guideline. Mr. Gillespie added that it depends on the rate of growth but does not hurt to start looking even prior to hitting the recommended 80% threshold.

Mr. Bronson asked what size the OJRSA should consider upgrading to. Mr. Gillespie replied that the plant is currently permitted for 7.8 MGD. Upgrading another 3 to 3.9 MGD would buy a good amount of time. He added that within the Countywide Basin Plan Study, there will be analysis on an option to build a plant in the Fair Play area which could buy time upgrading at the treatment plant.

Mr. Moulder said in determining the cost per gallon for the upgrades, the actual amount of impact fee for each tap had to be calculated. He asked Mr. Gillespie how many taps were assumed to be needed to generate the amount of money for the upgrades. Mr. Gillespie replied a 3 MGD plant expansion was assumed, and with a residence having 300 GPD, that would make 10,000 residential taps. There would be some commercial/industrial in there, but it would be approximately 10,000 taps.

Mr. Moulder asked if there was a timeframe built on that. Mr. Gillespie replied no. Mr. Moulder did some more calculating and based on the 198 permits on average per year, he calculated it would take approximately fifty (50) years to reach 10,000 taps. Mr. Gillespie replied, yes, if it was all residential.

Mr. Bronson asked Mr. Moulder if he was more concerned about the residential cost increase than the commercial/industrial. Mr. Moulder replied if he was going to vote to double the cost for tying in and increasing the cost of housing in the area that is already a problem for the workforce. He said the OJRSA is talking about adding another \$3,000 to the cost of a new home which is a big difference. He said he wants to make sure that if the increase is approved, it is based on actual numbers: the number of gallons needed, what it is going to cost based on historical and future projections, how long the OJRSA has, and what the OJRSA needs.

Mr. Eleazer said the OJRSA has some data in the study from the southern part of the county for primarily residential. He told Mr. Gillespie that Weston & Sampson may be able to provide some information from that data from southern Oconee County to obtain what Mr. Moulder is looking for.

Mr. Moulder said assuming all future permits are industrial/commercial: The OJRSA would need 130 industrial/commercial permits with 6" meters at a \$23,000 increase per gallon to hit the 3 million gallons. How many years would it take the OJRSA to obtain those permits? Mr. Eleazer reminded Mr. Moulder that the projects the OEA is talking about were a combined 2,000,000 GPD. Mr. Moulder said there are exceptions, and if the OEA lands those projects, this is dead in the water. He is calculating just based on history.

Mr. Eleazer spoke a bit more about the article he handed out earlier. He said that Clemson is paying for 50% of the cost of the Pendleton/Clemson three (3) MGD expansion for approximately \$30,000,000. They are looking at rate increases over the next five (5) years of 9.2%, 9.1%, 9.1%, 2.3%, and 2.3% which are only for plant expansion and do not account for any increase to improve the collection system or any work under a Consent Order. If the OJRSA applied the same increases to the existing rates now, the residential rate of \$5.39/1,000 gallons would increase to \$7.34/1,000 gallons and the non-residential rate of \$7.37/1,000 gallons would increase to \$10.03/1,000 gallons in a 5-year period. For the OJRSA, that would not take into account cost increases for operations of the treatment plant and upgrades in the collection system, so the OJRSA would have to go above those numbers. Mr. Moulder said that he could not take any more rate increases. The City of Seneca has more than doubled what it was paying in the last three (3) years.

Mr. Moulder said he does not feel comfortable raising the fees without knowing the reason. He stated he wants to see the estimated timeframe, the number of taps projected to obtain in the next five (5) years, what is needed over that timeframe, and what is needed to charge for growth paying for growth. Mr. Bronson added that he would like to know what the OJRSA should shoot for as far as plant capacity.

Mr. McKee said he's concerned about the huge number of people that will be coming into this area to build homes. He said the county is running out of area already in some spots. He spoke about a lot of northerners moving to the south.

Mr. Bronson agreed that the OJRSA needs some more information. He spoke about Greenville County getting better with recruitment of commercial/industrial facilities which then caused a boom in residential construction, including large multi-family facilities, and Oconee County is heading in that direction. He asked Mr. Gillespie if there was a methodology to project what the plant capacity needs are. Mr. Eleazer replied that the recommendations for plant upgrade or building a new plant will be done in the study.

Mr. Bronson wants to create a plan to determine when the OJRSA needs to evaluate the increases. He added that he is comfortable with increasing the impact fees now but feels it should be reviewed every year when the budget is done. If the increase gets moving now, that would be more money in the bank for whatever happens between now and the next budget.

Mr. Bronson asked if the committee was comfortable increasing the rates now, even if not the full amount. Mr. Moulder replied he would rather wait until Mr. Gillespie provides more data but is willing to increase some now; however, he is not agreeable with doubling the fees.

Mr. McKee said he wished the OJRSA had more information from Oconee County as to what they were spending the \$25,000,000 on. Mr. Eleazer stated he believed it was going to be used for general expansion of the sewer lines for Sewer South, but he didn't know the number of residential or commercial properties that would be associated with that work. Mr. Eleazer added that the study included the cost to put a 1.50 MGD treatment plant at Sewer South with a cost of around \$32,300,000, including some land acquisition but no piping to the plant. Mr. Moulder said that makes \$21 per gallon to build that plant and \$19.60 per gallon to expand the existing plant (plus 25% for collection system improvements).

Ms. Myers commented that the thoughts in her mind are: 1) Will the expansion be sufficient for the long term; 2) Does the OJRSA have a handle on how much the county is growing; and 3) as Oconee County grows, there will be more stormwater regulations which will also impact construction costs.

Mr. Bronson asked if the plant process would need to be modified. If the limits change, the process would need to be more intense and modified. He asked if that was a concern. Mr. Lindsay replied that phosphorus removal is his concern. He said currently there is a monthly monitoring report for pounds of phosphorus, but that could change to milligrams per liter at any time. Mr. Eleazer added that originally the plant had phosphorus removal; however, pollutants were taken out of the process before it even reached the stream, so it was never put online. The OJRSA may have to consider phosphorus in the near future.

Mr. Moulder said he is okay with recommending an increase to the board with a certain dollar figure, but it needs to be a smaller amount until data is obtained to justify the full amount. Mr. Bronson suggested making the adjustment now with an effective date in January 2024. Mr. Moulder suggested one-sixth (1/6) of the total increase = \$500.00 for residential = \$4 per gallon increase.

Mr. Bronson made a motion, seconded by Mr. McKee, to recommend to the board to increase the current impact fee by \$4 per gallon to be spread out amongst all the individual meter size rates.

Mr. Eleazer stated that this boils down to the OJRSA not having \$20,000,000 in the bank and eventually existing users will have to subsidize this expense. The amount and timeframe of a rate increase will be subsidized by what this committee decides to do right now.

Mr. Cannada asked when the impact fee increase will be effective. Mr. Moulder and Mr. Bronson said January.

Mr. Bronson amended his motion, seconded by Mr. McKee, to recommend to the board to increase the current impact fee by \$4 per gallon to be spread out amongst all the individual meter size rates effective January 1, 2024. The motion carried.

3. Consider Creating an Apprenticeship Program Due to Difficulty Hiring for Certain Positions – The Director reported that several vacant positions (including a maintenance position) have been

advertised for months now, and the OJRSA is having difficulty filling them due to lack of required skills or applicants not showing up for scheduled interviews.

Mr. Eleazer, Mr. Lindsay, and Ms. Emily Hodge with Apprenticeship Carolina under the SC Technical College met last week to explore options for an apprenticeship program. The OJRSA liked what was presented and would like to explore the option more.

Mr. Eleazer stated that Chairman Ramey asked several months ago for an update on OJRSA's hiring after the compensation study was approved, and he planned to report this to the board next week.

Mr. Lindsay said he spoke to Rural Water yesterday, and they have an apprenticeship program there that they started in 2012. They currently have thirty-two (32) people in their program throughout the state.

Mr. Bronson said he was in favor of doing this, as the City of Westminster is doing the same thing at their water plant. He said the city has two (2) trainees coming on board.

Mr. Eleazer added that the OJRSA does not currently have a wage scale for an apprentice, as they are not fully qualified for an entry level wage for the position. He feels this is something the OJRSA needs to investigate and will consult Carrie Cavanaugh (who performed the compensation study) to develop an apprenticeship wage scale.

Ms. Myers added that the OJRSA will need more operators and maintenance personnel if the plant is expanded, so whatever is done now will help later.

Mr. Bronson made a motion, seconded by Mr. McKee, to recommend the board approve establishing an apprenticeship program and requesting the compensation consultant to develop an apprenticeship wage scale. The motion carried.

D) Committee Action Items:

- **Review August and Fiscal Year-to-Date Financial Reports (Exhibit C)** – Mr. Bronson asked about the line items for usage fees for Walhalla and Westminster and the line item for user fees and asked if Seneca's was separate. Mr. Eleazer stated that there was nothing budgeted for the usage fees, but the Publiq accounting software sometimes puts it on the sheet anyway.

Ms. Stephens said that it was due to Walhalla's and Westminster's payments for the final invoice of FY2023 being applied in after July 1, 2023. She added that all three (3) cities' payments for FY2024 are in the user fee line item.

Mr. Bronson also asked if all the cities are keeping pace with the projected revenue. Mr. Eleazer replied yes, and he feels everything is going well. He added there was a buffer put in place in case the revenue was lower than expected.

Mr. Bronson made a motion, seconded by Mr. McKee, to approve the August 2023 and Fiscal Year-to-Date Financial Reports. The motion carried.

E) Action Items to Recommend to the Board:

- **Consider OJRSA Impact Fee Policy (Exhibit D)** – Mr. Eleazer reported that originally the Financial Policy incorporated the Impact Fee and Ethics policies in one single document. Pope Flynn felt these three (3) items needed to be stand-alone policies. This Impact Fee Policy explains what the fees can and cannot be spent on, how to process refunds, and when the fees are due. There are no rates included in it, and it references the Schedule of Fees.

Mr. Bronson made a motion, seconded by Mr. McKee, to recommend the board approve the Impact Fee Policy as presented. The motion carried.

F) Executive Director's Report and Discussion:

1. **Procurement and Disposal Policy Update** – The Executive Director just got back the draft copy of the policy from the attorney and plans to pass it out at the October board meeting, with it being on the agenda for the October F&A meeting for approval.

Mr. Bronson asked if a construction manager at risk and/or design build was included in the policy. Mr. Eleazer replied yes and that it includes the local building preference.

2. **Schedule of Fees Update** – The draft Schedule of Fees will be distributed to the board by October 24, 2023, and the F&A Committee will have a full month to consider the update before being asked to adopt it in November.

Mr. Bronson asked why this is being discussed now. Mr. Eleazer replied that increased process costs require an increase in the fees. Mr. Moulder stated the budget ordinance should include the fees. Mr. Eleazer stated that the board approved a policy a few years ago that specified the Schedule of Fees be addressed every two (2) years, but it could be reviewed more often. Mr. Bronson asked if these increases could wait until doing the FY2025 budget. Mr. Eleazer replied that the hauled waste fees are at a substantial increase and should be considered now.

3. **Miscellaneous (If Any)** – The OJRSA spoke with an engineer at SCDHEC regarding a new process where utilities can monitor their flows separate from the SCDHEC checkbook. Mr. Eleazer stated he is looking into this more, as it might be advantageous for the OJRSA to do this. He added that SCDHEC lowered the flow down to 4.4 MGD. He will report back about this monitoring process.

G) Committee Members' Discussion – None.

H) Upcoming Meetings:

1. **Operations & Planning Committee** – Wednesday, September 27, 2023 at 8:30 a.m. *This meeting has been cancelled.*
2. **Board of Commissioners** – Monday, October 2, 2023 at 4:00 p.m.
3. **Finance & Administration Committee** – Tuesday, October 24, 2023 at 9:00 a.m.

Mr. Bronson said he will be out of town the week of the October F&A Committee meeting, but it is okay to have the meeting without him.

I) Adjourn – The meeting adjourned at 10:55 a.m.

Notification of the meeting was distributed on September 15, 2023 to *Upstate Today*, *Anderson Independent-Mail*, *Westminster News*, *Keowee Courier*, WGOG Radio, WSNW Radio, City of Seneca Council, City of Walhalla Council, City of Westminster Council, Oconee County Council, SC DHEC, www.ojrsa.org, and posted at the OJRSA Administration Building.



Finance & Administration Committee Meeting

OJRSA Operations & Administration Building

Lamar Bailes Board Room

September 26, 2023 at 9:00 a.m.

Agenda

- A. Call to Order** – Chris Eleazer, OJRSA Director
- B. Public Session** – Receive comments relating to topics on this agenda. Session is limited to a maximum of 30 minutes with no more than 5 minutes per speaker.
- C. Presentation and Discussion Items** *[May include Vote and/or Action on matters brought up for discussion]*
 1. Update on current projects (Exhibit A) – Chris Eleazer, Director
 2. As directed by Board, consider recommendations for increasing impact fees (Exhibit B) – Chris Eleazer, Director and Jason Gillespie, Weston & Sampson
 3. Consider creating an apprenticeship program due to difficulty hiring for certain positions – Chris Eleazer, Director and Kyle Lindsay, Operations Director
- D. Committee Action Items**
 - Review August and Fiscal Year-to-Date Financial Reports (Exhibit C) – Chris Eleazer, Director and Lynn Stephens, OJRSA Secretary/Treasurer and Office Manager
- E. Action Items to Recommend to the Board**
 - Consider OJRSA Impact Fee Policy (Exhibit D) – Chris Eleazer, Director
- F. Executive Director's Report and Discussion** – Chris Eleazer, Director
 1. Procurement and Disposal Policy update
 2. Schedule of Fees update
 3. Miscellaneous *(if any)*
- G. Committee Members' Discussion** – Committee Chair
Discussion can be related to matters addressed in this meeting or for future consideration by this Committee. Voting is not permitted during this session.
- H. Upcoming Meetings** *All meetings to be held in the Lamar Bailes Board Room unless noted otherwise.*
 1. Operations & Planning Committee – September 27, 2023 at 8:30 a.m. *This meeting was moved to this date by the Committee Chair due to a schedule conflict*
 2. Board of Commissioners – October 2, 2023 at 4:00 p.m.
 3. Finance & Administration – October 24, 2023 at 9:00 a.m.
- I. Adjourn**

FY2024 Restricted Fund Projects

9/22/2023 15:00

	RESTRICTED FUND PROJECT MILESTONES												
	Restricted Fund Projects (Project Number (if applicable); Project Manager)	% Complete	Anticipated Completion	Budget Amount (\$)	PO/Contract Amount (\$)	Bids/RFQ/etc. Issue/Advertised	PO/Contract Signed	Started Work	Completed	Obligated/ Spent (\$)	Budget Remaining (\$)	GL Code (XXXXX = get from Office Mgr)	Comp. Performing (and Project Mgr)
FY 2024 Restricted Funds Capital Projects <i>Projects may carry across budget years</i>	Central Oconee County Sewer Basin Study (CE)	0%	6/30/2024	350,000	317,800	N/A	8/9/2023	9/12/2023		0	317,800	PROJ & CONT 1501-09007	Weston & Sampson Kip Gearhart
	Consent Order Projects 2022 CONSTRUCTION Possible SCIP Match (#2024-02; CE, KL)	0%	6/30/2024	360,850	351,291	7/28/2023				0	351,291	PROJ & CONT 1501-09008	Tugaloo Pipeline Ed Hare
	Consent Order Projects 2023 CONSTRUCTION SCIP PROJECT (#2024-XX; CE, KL)	0%	TBD	4,662,745	TBD	TBD				0	0	PROJ & CONT 1501-TBD	TBD
	Consent Order Projects 2023 ENGINEERING (WKD TO#13) SCIP MATCH (#2021-01; CE, KL)	0%	9/1/2025	400,000	398,000	N/A	9/15/2023			0	398,000	PROJ & CONT 1501-TBD	WK Dickson Joe Swaim
	Dewatering Equipment Replacement CONSTRUCTION SCIP PROJECT (#2024-XX; KL)	0%	TBD	2,800,000	TBD	TBD				0	0	PROJ & CONT 1501-TBD	TBD
	Dewatering Equipment Replacement ENGINEERING SCIP MATCH (#2024-06; KL)	0%	TBD	75,000	TBD	9/15/2023				0	0	PROJ & CONT 1501-TBD	TBD
	Exit 4 "Project Tiger" Pump Station/Sewer ENGINEERING (Oconee County #TBD; CE)	75%	TBD	Currently N/A	N/A Oconee Co Proj	N/A Oconee Co Proj	N/A Oconee Co Proj	N/A Oconee Co Proj		0	0	TBD	Thomas & Hutton Lee Brackett
	Flat Rock PS Replacement CONSTRUCTION (#2024-03; CE) SCIP PROJECT	0%	9/30/2024	1,737,500	1,293,500	6/7/2023	8/29/2023			34,200	1,259,300	PROJ & CONT 1501-09005	Cove Utilities Jeff Caffery
	Flat Rock PS Replacement ENGINEERING/ CONST SVCS (#2022-03; CE) SCIP MATCH	50%	9/30/2024	256,000	177,800	2/14/2022	7/5/2055	7/1/2022		103,507	74,293	PROJ & CONT 1501-09005	KCI Technologies Tom Vollmar
	RIA Regional Sewer Feasibility Study (#2024-01; CE)	0%	9/30/2024	100,000	TBD	5/26/2023	RIA Must Approve 1st			0	0	PROJ & CONT 1501-09003	WK Dickson Angie Mettlen
	Sewer South Phase II CONSTRUCTION (CE)	10%	6/30/2024	12,311,447	12,311,447	9/27/2022	3/23/2023	6/1/2023		2,769,479	9,541,968	SSF: CIP 1401-06050	Kevin Moorhead Moorhead Construct
	Sewer South Phase II ENGINEERING/ CONSTRUCTION/INSPECT SVCS (CE)	10%	6/30/2024	474,500	474,500	N/A	5/4/2023	5/4/2023		34,250	440,250	SSF: CIP 1401-06050	Davis & Floyd John Reynolds
	Thickener Sludge Pump (P-113), Including Install (MD)	100%	5/30/2023	25,000	29,571	8/1/2022	12/13/2023	6/29/2023	8/4/2023	37,949	(8,378)	PROJ & CONT 1501-09002	Greenstone Drew Goldie
		0%								0	0		
	0%								0	0			
TOTAL BUDGETED: 23,553,042				TOTAL RESTRICTED FUNDS OBLIGATED/ACTUAL TO DATE: 2,979,385				-12,374,524		TOTAL OVER/UNDER BUDGET			
TOTAL AWARDED: 15,353,909													

FY2024 Restricted Fund Projects

9/22/2023 15:00

Restricted Fund Projects <i>(Project Number (if applicable); Project Manager)</i>	Notes
Central Oconee County Sewer Basin Study (CE)	Plan to continue under #2022-01 (Southern Oconee/Western Anderson Sewer Master Plan). 8/3: Scope and cost received. \$307,800 and additional \$10,000 owner contingency. Goes to Board 8/7. 8/7: Board approved. 9/12: Kickoff meeting held.
Consent Order Projects 2022 CONSTRUCTION Possible SCIP Match (#2024-02; CE, KL)	Carryover from FY 2023. 8/15: Notice of Award signed. Will sign contract at pre-con meeting. 9/19: KL trying to schedule pre-con mtg with Tugaloo and WK Dickson.
Consent Order Projects 2023 CONSTRUCTION SCIP PROJECT (#2024-XX; CE, KL)	8/17: To be bid upon design (WKD TO#13).
Consent Order Projects 2023 ENGINEERING (WKD TO#13) SCIP MATCH (#2021-01; CE, KL)	8/24: O&P approved for draft contract to go to the Board for consideration at 9/11 meeting. 9/11: Board approved execution of TO #13 Collection System Rehabilitation. 9/15: Signed, returned contract.
Dewatering Equipment Replacement CONSTRUCTION SCIP PROJECT (#2024-XX; KL)	FY 2024 O&P Fund project "Dewatering Equipment Assessment FOR EVENTUAL SCIP PROJECT" must be completed first.
Dewatering Equipment Replacement ENGINEERING SCIP MATCH (#2024-06; KL)	9/12: Sent draft RFQ to RIA for review. 9/13: RIA said that since it is to be funded internally, they do not have to approve. 9/19: Advertised with SCBO and The Journal.
Exit 4 "Project Tiger" Pump Station/Sewer ENGINEERING (Oconee County #TBD; CE)	9/5: Plans under review. These may possibly be the ones that will be submitted to DHEC for construction permit. 9/19: Sent comments back to T&H. Revisions necessary.
Flat Rock PS Replacement CONSTRUCTION (#2024-03; CE) SCIP PROJECT	8/15: Received approval to proceed from RIA. 8/17: Notice of Award signed. 8/29: Signed contract, Notice to Proceed, conducted pre-con meeting. 9/19: Construction not to start until 1/2024.
Flat Rock PS Replacement ENGINEERING/ CONST SVCS (#2022-03; CE) SCIP MATCH	6/2: Received approval from Nate Foutch (SC RIA) to advertise. KCI plans to have pre-bid 6/27. 6/7: Advertised w/ SCBO, put on OJRSA website. Bid opening 7/18. 8/29: Pre-con mtg held with Cove Utilities.
RIA Regional Sewer Feasibility Study (#2024-01; CE)	8/7: Board approved WK Dickson for \$100,000. 9/19: Requested extension from RIA--RIA Review/Approval 10/31/2024; Scope of Services Completion 8/31/2024; Reorganization Model Board Review/Approval 9/30/2024; and RIA Monitoring/Closeout 11/29/2024.
Sewer South Phase II CONSTRUCTION (CE)	7/27: Progress meeting. No issues. Proceeding nicely with pipelaying and boring under I-85. 8/29: Progress meeting: No issues. On schedule. Pay App #1 signed and check cut.
Sewer South Phase II ENGINEERING/ CONSTRUCTION/INSPECT SVCS (CE)	5/1: Executed contract for access easement and bidding services (\$50,000). 5/4: Executed contract for construction and inspection services (\$424,500). Also see Sewer South Phase II Construction for additional information.
Thickener Sludge Pump (P-113), Including Install (MD)	Carryover from FY 2023. Some costs may have been paid during previous FY. 9/15: COMPLETE.

O&M Project (Project Number (if applicable); PM) <u>CANNOT CARRY OVER TO NEXT FISCAL YEAR WITHOUT BUDGET APPROVAL</u>		% Complete	Anticipated Completion	Budget Amount (\$)	PO/Contract Amount (\$)	O&M PROJECT MILESTONES					Budget Remaining (\$)	GL Code (XXXXX = get from Office Mgr)	Comp. Performing (and Project Mgr)	
						Bids/RFQ/etc. Issue/Advertised	Req/Contract Signed	Started Work	Completed	Obligated/ Spent (\$)				
FY 2023 O&M Fund Projects Consent Order Engineering and Assessment Tasks	Consent Order 21-025-W Project: Sewer Use Regulation Revision and Adoption (CE)	100%	6/30/2023	N/A	N/A	N/A	N/A	1/26/2022	9/11/2023	0	0	N/A	Michael Traynham OJRSA Counsel	
	Consent Order 21-025-W Project: Biannual Report (CE)	0%	11/9/2023	0	0	N/A	N/A			0	0	N/A	Chris Eleazer OJRSA	
	CCTV for CMOM/Consent Order YEAR 2 (#2024-04; KL)	0%	TBD	79,158	TBD	7/31/2023				0	0	ConSys: Prof Svcs 601-02430	TBD	
	Engineering Projects WKD TO#10 (PS Evals: CON/PERK/MART/CHOE) (KL, CE)	95%	8/30/2023	5,106	5,106	9/28/2022	12/19/2022	1/17/2023		5,106	0	ConSys: Prof Svcs 601-02430	WK Dickson Joe Swaim	
	Engineering Projects WKD TO#11 (COLSYS Eval of FY 2023 CCTV/SSES) (KL, CE)	100%	8/30/2023	4,580	4,580	9/28/2022	1/3/2023	1/17/2023	8/11/2023	4,580	0	ConSys: Prof Svcs 601-02430	WK Dickson Joe Swaim	
	Engineering Projects WKD TO#9 (COLSYS Inspect Report/Recommend) (KL, CE)	100%	8/30/2023	18,590	18,590	9/28/2022	1/3/2023	1/17/2023	8/1/2023	8,555	10,035	ConSys: Prof Svcs 601-02430	WK Dickson Joe Swaim	
	GIS Improvements -- Easement Importation (CE)	0%	12/1/2023	13,200	13,200	N/A	9/12/2023			0	13,200	Admin: Admin Svcs 501-02420	Jason Gillespie Weston & Sampson	
	Hydraulic Model Update (CE)	100%	1/30/2023	45,000	45,000	2017 Project Continued	2017 Project Continued	8/1/2022	7/14/2023	31,600	13,400	ConSys: Prof Svcs 601-02430	Will Nading GMC	
	Install Fence and Gate at GCCP PS (MD)	0%	TBD	5,000	TBD	TBD				0	0	Contr Svcs: Bldg Grnd 1201-02550	TBD	
	Install Radar Level Indicators and Repair Pipes on Digesters (MD)	0%	TBD	7,500	TBD	TBD				0	0	WRF: R&M 701-03000	Mark Dain OJRSA	
	NPDES Permit Renewal Phase 2 (JM, KL)	35%	6/30/2024	18,200	17,350	4/19/2022	8/22/2022	7/1/2022		500	16,850	WRF: Prof Svcs 701-02430	Goldie Associates Amy Anderson	
	PAA Study Phase 3 (30 day full scale test) (KL, JM)	50%	2/30/2023	35,000	20,750	4/1/2022	8/2/2023	8/2/2023		0	20,750	WRF: Prof Svcs 701-02430	Goldie Associates Bob Schmitt	
	Paving Around Solids Pad and Dewatering Building (JM)	0%	TBD	20,000	TBD	TBD				0	0	WRF: Bldgs Grnds 701-02550	TBD	
	Replace 3-way Valve at Millbrook PS (MD)	0%	TBD	15,000	TBD	TBD				0	0	ConSys: Millbrook PS 601-05100	Mark Dain OJRSA	
	Replace/Paint Walkway Handrails (JM)	0%	TBD	12,500	TBD	TBD				0	0	WRF: Bldgs Grnds 701-02550	TBD	
	Seneca Creek Pump Station and Force Main Replacement Design (#2023-05; CE, KL)	93%	6/1/2023	560,000	307,500	Took over from SL&W	8/17/2022	8/16/2022		222,905	84,595	O&M CIP: ConSys 1401-06071	GMC Will Nading	
	Streambank & Easement Repairs (KL)	5%	TBD	40,000	40,000	N/A	N/A	7/3/2023		529	39,471	Consys: Grav & FM 601-05230	OJRSA ConSys Supervisor	
	Transformer/Switchgear Cleaning and Inspection at Pump Stations (MD)	0%	TBD	8,000	TBD	TBD				0	0	ConSys: Prof Svcs 601-02430	TBD	
Transformer/Switchgear Cleaning and Inspection at WRF (MD)	0%	TBD	8,000	TBD	TBD				0	0	WRF: Prof Svcs 701-02430	TBD		
Utility Water Engineering Assessment (JM, KL)	0%	TBD	75,000	TBD	TBD				0	0	WRF: Prof Svcs 701-02430	TBD		
TOTAL BUDGETED:				969,834	TOTAL FUNDS OBLIGATED/ACTUAL TO DATE:					273,775	-198,301	TOTAL OVER/UNDER BUDGET		
				TOTAL AWARDED:	472,076									

O&M Project <i>(Project Number (if applicable); PM)</i> <u>CANNOT CARRY OVER TO NEXT FISCAL YEAR WITHOUT BUDGET APPROVAL</u>	Notes
Consent Order 21-025-W Project: Sewer Use Regulation Revision and Adoption (CE)	7/10: Presented to OJRSA Board for consideration. Plan to approve for public notice at 8/7 Board meeting. 8/7: Board approved for public notice. Hearing scheduled for 9/11. 9/11: Board approved after receiving no public comments. COMPLETE.
Consent Order 21-025-W Project: Biannual Report (CE)	BEGINNING 11/9/2021: REPORTS ARE DUE TO DHEC EVERY SIX MONTHS. Reports submitted: 11/14/2021, 5/9/2022, 11/10/2022, 5/9/2023. Next due 11/10/2023.
CCTV for CMOM/Consent Order YEAR 2 (#2024-04; KL)	8/23: Bids opened, low bid was \$119,646.50, which was substantially over budget. 9/13: Reduced scope and readvertised. Bids due 9/27.
Engineering Projects WKD TO#10 (PS Evals: CON/PERK/MART/CHOE) (KL, CE)	For SCIIP Match. CONTINUATION OF FY 2023 PROJECT (Spent FY 2023: \$64,894 of \$70,000). 9/5: KL and MD reviewing. 9/15: KL sent comments to WK Dickson.
Engineering Projects WKD TO#11 (COLSYS Eval of FY 2023 CCTV/SSES) (KL, CE)	For SCIIP Match. CONTINUATION OF FY 2023 PROJECT (Spent FY 2023: \$36,920 of \$41,500). 8/11: COMPLETE.
Engineering Projects WKD TO#9 (COLSYS Inspect Report/Recommend) (KL, CE)	For SCIIP Match. CONTINUATION OF FY 2023 PROJECT (Spent FY 2023: \$30,410 OF \$49,000). 9/5: COMPLETE. This was used to go out for bid that was awarded to Tugaloo.
GIS Improvements -- Easement Importation (CE)	9/19: {rovided information to W&S.
Hydraulic Model Update (CE)	FY 2023 project that was finalized in early FY 2024. 6/8: Received draft report. 7/14: COMPLETE
Install Fence and Gate at GCCP PS (MD)	9/5: Spoke with J Gilbert this morning by phone and he mentioned putting up gate/fence at main entrances to site to prevent illegal dumping. This would help OJRSA. KL to get JG names of companies. 9/19: KL hasn't heard from JG, will give another day or so.
Install Radar Level Indicators and Repair Pipes on Digesters (MD)	8/17: No update. 9/5: KL reached out to vendor and waiting to get back info.
NPDES Permit Renewal Phase 2 (JM, KL)	<u>Continued from Phase 1 FY 2023.</u> 3/23: On schedule. Received results of 1st round of conventional samples. 4/17: Will be taking toxicity samples in May. 8/17: October will be a big month in this process. 9/19: KL to call Amy Anderson for update.
PAA Study Phase 3 (30 day full scale test) (KL, JM)	CONTINUATION OF FY 2023 PROJECT (Spent FY 2023: \$29,250). 8/17: Everything submitted to DHEC today. 9/5: KL to call DHEC this week to find out where it stands. He hasn't heard anything from them. 9/19: Still waiting on DHEC, he will to go Brenda Green.
Paving Around Solids Pad and Dewatering Building (JM)	8/17: Need to get quotes soon. 9/5: Have 1 quote and one more lined up. Will need to find a 3rd. 9/19: Still waiting on 3rd quote.
Replace 3-way Valve at Millbrook PS (MD)	8/17: No update. 9/5: Cove Utilities looked at to install a bypass on the force main--waiting on quote. We have valve in stock.
Replace/Paint Walkway Handrails (JM)	8/17: No update.
Seneca Creek Pump Station and Force Main Replacement Design (#2023-05; CE, KL)	Continued from FY 2023. <u>FY 2024: \$120,000.</u> 9/11: Received DHEC Construction Permit for 12,000 LF of 16" force main. 9/19: Received 90% PS plans and cost estimate for PS replacement--\$2.4 million w/ 15% conting.
Streambank & Easement Repairs (KL)	8/17: Repaired 3 creek crossings.
Transformer/Switchgear Cleaning and Inspection at Pump Stations (MD)	8/17: Need to schedule. 9/5: MD called Instel to set up schedule
Transformer/Switchgear Cleaning and Inspection at WRF (MD)	8/17: Need to schedule. 9/5: MD called Instel to set up schedule
Utility Water Engineering Assessment (JM, KL)	8/17: No update. Will need to put together RFP. 9/19: CE--this needs to be scheduled soon.



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MEMORANDUM

TO: Chris Eleazer, Executive Director, Oconee Joint Regional Sewer Authority

FROM: Jason Gillespie, P.E.

DATE: August 21, 2023

SUBJECT: Recommendations for Impact Fee

Weston and Sampson (WSE) was contracted to update a technical memorandum prepared by Gillespie Engineering in May 2020 that provided recommendations for impact fee structure. Due to the significant increase in capital improvement costs since then, WSE revisited the cost assumptions and updated the fee structure recommendations accordingly. In 2020, OJRSA performed a significant amount of research regarding existing impact fee structures of other South Carolina utilities, as well as receiving meter counts from SJWD (Startex Jackson Wellford Duncan) Water District. Additionally, SJWD provided OJRSA with typical water consumption per meter size per an AWWA water utility survey. Water consumption per meter size is shown below in Table 1:

Table 1: Water Consumption Data Per Meter Type and Size (source: AWWA)

Meter Type / Size	Typical Flow (gpd)	
Residential	5/8"	150
	3/4"	150
	1"	365
Commercial / Industrial	5/8"	225
	3/4"	225
	1"	365
	1 1/2"	1,630
	2"	3,305
	3"	9,815
	4"	12,340
	6"	23,630
8" ¹	22,832	

In addition to the information obtained by OJRSA regarding SJWD meter counts, Gillespie Engineering also obtained similar information from the City of Anderson, Powdersville Water District, and Lexington Joint Municipal Water and Sewer Commission (JMWSC). All four utilities have what would be considered customer bases similar to what is served by OJRSA. None of the three utilities that Gillespie Engineering

¹ The typical ADF from the AWWA survey (as shown in Table 1) for an 8" meter was lower than that of a 6" meter. It is assumed this is just from a smaller sample size for 8" meters in the study. As a result, for the purposes of calculating a proposed impact fee for an 8" meter, the 6" meter fee was increased by 57% (the difference between the maximum flow rates of the two meter sizes).

obtained data from had data on average flow per meter size and type. Therefore, the information shown in Table 1 is assumed to be typical for all utilities in the study. Meter count data is as shown in Table 2:

Table 2: Meter Count Data for Similar Sized Utilities in South Carolina

Meter Type / Size	SJWD (gpd)	City of Anderson ² (gpd)	Powdersville Water District ² (gpd)	JMWSC (gpd)	Average (gpd)
Residential	5/8"	24,350	0	0	12,175
	3/4"	0	16,564	13,568	11,782
	1"	134	0	17	76
Commercial / Industrial	5/8"	690	0	0	345
	3/4"	0	0	356	178
	1'	245	3,741	235	1,100
	1 1/2"	110	201	76	106
	2"	96	187	107	131
	3"	31	37	10	22
	4"	7	8	1	8
	6"	6	31	1	12
	8"	1	3	0	1
	10"	0	1	0	0

It is assumed that water consumption data and meter size distribution have not changed significantly since 2020; thus, the values shown in Tables 1 and 2 are used for the current update.

In the original 2020 analysis, a rule-of-thumb capital improvement cost per gallon per day (gpd) of average daily flow was used: \$9 per gpd for treatment and \$2.25 per gpd for conveyance (equal to 25% of the treatment gpd cost). Using these assumptions, an impact fee structure was developed as shown in Table 3, for a combined \$11.25 per gpd ADF.

WSE evaluated the capital improvement costs in the current construction market climate in 2023, which have escalated considerably since the original assumptions above which date back to 2018. Current costs have increased due to supply chain issues and inflation as illustrated in the estimates below:

Treatment Plant Construction	\$14/gpd
Soft Costs – Design, Permitting, Construction Administration and Inspection, Legal, etc. (20%)	\$2.8/gpd
Project Contingency (20%)	\$2.8/gpd
TOTAL TREATMENT PLANT COSTS	\$19.6/GPD
TOTAL CONVEYANCE SYSTEM COSTS (25% OF TREATMENT)	\$4.9/GPD
TOTAL RECOMMENDED IMPACT FEE BASIS	<u>\$24.5/GPD</u>

Using the above cost assumptions, the proposed impact fees for FY2024 are shown below in Table 3:

² City of Anderson and Powdersville Water District did not have meter data broken out between residential and commercial / industrial. Therefore, all 3/4" meters were assumed to be residential.

Table 3: Proposed and Current Impact Fee Structure Based on Meter Type and Size

Meter Type / Size		Combined Impact Fee PROPOSED FY 2024	Combined Impact Fee CURRENT (approved April 5, 2021)
Residential	5/8" or 3/4"	\$3,700	\$1,700
	1"	\$8,900	\$4,100
Commercial / Industrial	5/8" or 3/4"	\$5,500	\$2,500
	1"	\$15,300	\$7,000
	1 1/2"	\$39,900	\$18,300
	2"	\$81,000	\$37,200
	3"	\$240,500	\$110,400
	4"	\$302,300	\$138,800
	6"	\$578,900	\$265,800
8"	\$908,900	\$417,700	

The proposed impact fees would put OJRSA within the upper range of impact / capacity fees with other upstate South Carolina utilities. In general, OJRSA's system is smaller than most of the utilities shown below, and as a result, incremental capacity increases to the system are more expensive than in other locations. Additionally, some utilities choose to subsidize a portion of the impact / capacity fees and spread some of the cost across the existing customer base. A summary of impact fee structures is shown in Table 4 below. Where a utility has both water and sewer, the sewer portion of the impact fee is shown.



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Table 4: Impact Fee Comparison Among Upstate Sewer Utilities

Meter Type / Size		OJRSA Current Impact Fee	OJRSA Proposed Impact Fee	ReWa	Spartanburg Water (Sewer Only)	Anderson County	City of Anderson	Laurens County Water & Sewer (Sewer Only)	Easley Combined Utilities ³	Average (Excluding OJRSA)	Median (Excluding OJRSA)
Residential	5/8" or 3/4"	\$1,700	\$3,700	\$2,500	\$1,200	\$4,500	\$600	\$1,500	\$2,500	\$2,060	\$1,500
	1"	\$4,100	\$8,900	\$5,000	\$1,200	\$4,500	\$600	\$6,240	\$2,500	\$3,508	\$4,500
Commercial / Industrial	5/8"	\$2,500	\$5,500	\$2,500	\$1,200			\$1,500		\$1,733	\$1,500
	3/4"	\$2,500	\$5,500	\$5,000				\$1,500		\$3,250	\$3,250
	1"	\$7,000	\$15,300	\$7,500	\$3,000			\$6,240		\$5,580	\$6,240
	1½"	\$18,300	\$39,900	\$15,000	\$6,000			\$10,410		\$10,470	\$10,410
	2"	\$37,200	\$81,000	\$22,500	\$9,600			\$29,170		\$20,423	\$22,500
	3"	\$110,400	\$240,500	\$50,000	\$21,600			\$55,570		\$42,390	\$50,000
	4"	\$138,800	\$302,300	\$100,000	\$34,800			\$219,510		\$118,103	\$100,000
	6"	\$265,800	\$578,900	\$300,000	\$129,600					\$214,800	\$214,800
8"	\$417,700	\$908,900	\$400,000	\$158,400					\$279,200	\$279,200	

³Easley Combined Utilities assess capacity fees based on REUs (flow based) rather than water meter size. Therefore, while impact fees increase proportional to flow, it is not directly related to meter size.

**010 OJRSA FUND
004 REVENUE
00401 REVENUE**

Revenue Report

Oconee Joint Rsa
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Level 4 Summary for August 2023

Accounts	Budget Appropriation	Supplemental Appropriation	Adjusted Budget	Current Pd Revenue	Curr Pct	Year To Date Revenue	YTD Pct	Budget Balance
010 OJRSA FUND								
004 REVENUE								
00401 REVENUE								
01720 WALHALLA USAGE FEES	\$0.00	\$0.00	\$0.00	\$0.00	0	\$94,215.00	0	(\$94,215.00)
01740 WESTMINSTER USAGE FEES	\$0.00	\$0.00	\$0.00	\$0.00	0	\$63,436.79	0	(\$63,436.79)
01770 CONNECTION FEES	\$0.00	\$0.00	\$0.00	\$0.00	0	\$2,025.41	0	(\$2,025.41)
01790 UNRESTRICTED INTEREST	\$2,500.00	\$0.00	\$2,500.00	\$822.64	33	\$1,530.57	61	\$969.43
01800 SALE OF ASSETS	\$0.00	\$0.00	\$0.00	\$0.00	0	\$6,375.00	0	(\$6,375.00)
01830 HAULED WASTE SVCES	\$273,159.00	\$0.00	\$273,159.00	\$20,545.70	8	\$47,402.20	17	\$225,756.80
01840 OTHER REVENUE	\$16,750.00	\$0.00	\$16,750.00	\$303.25	2	\$4,372.44	26	\$12,377.56
01880 CAPACITY FEES	\$0.00	\$0.00	\$0.00	\$4,500.00	0	\$4,500.00	0	(\$4,500.00)
01910 USER FEES	\$5,662,336.00	\$0.00	\$5,662,336.00	\$415,055.78	7	\$687,304.37	12	\$4,975,031.63
Total Revenue	\$5,954,745.00	\$0.00	\$5,954,745.00	\$441,227.37	7	\$911,161.78	15	\$5,043,583.22
00801 PRETREATMENT								
01850 INDUSTRIES	\$175,932.00	\$0.00	\$175,932.00	\$35,941.74	20	\$40,012.70	23	\$135,919.30
Total Pretreatment	\$175,932.00	\$0.00	\$175,932.00	\$35,941.74	20	\$40,012.70	23	\$135,919.30
01101 IMPACT FEES								
01780 RESTRICTED INTEREST	\$1,400.00	\$0.00	\$1,400.00	\$5,160.82	369	\$5,309.45	379	(\$3,909.45)
01880 CAPACITY FEES	\$290,000.00	\$0.00	\$290,000.00	\$35,939.41	12	\$258,785.35	89	\$31,214.65
01930 UNUSED CAPACITY FEES	\$120,000.00	\$0.00	\$120,000.00	\$0.00	0	\$0.00	0	\$120,000.00
Total Impact Fees	\$411,400.00	\$0.00	\$411,400.00	\$41,100.23	10	\$264,094.80	64	\$147,305.20
01201 CONTRACT OPERATIONS								
01900 INTERGOV. REIMBURSEMENT	\$39,616.00	\$0.00	\$39,616.00	\$0.00	0	\$7,360.99	19	\$32,255.01
Total Contract Operations	\$39,616.00	\$0.00	\$39,616.00	\$0.00	0	\$7,360.99	19	\$32,255.01
01301 RETAIL SERVICES								
01780 RESTRICTED INTEREST	\$0.00	\$0.00	\$0.00	\$1,719.86	0	\$9,210.95	0	(\$9,210.95)
01821 GRANTS - SEWER SOUTH	\$6,659,875.00	\$0.00	\$6,659,875.00	\$0.00	0	\$0.00	0	\$6,659,875.00
01900 INTERGOV. REIMBURSEMENT	\$6,730,302.00	\$0.00	\$6,730,302.00	\$0.00	0	\$900.00	0	\$6,729,402.00
Total Retail Services	\$13,390,177.00	\$0.00	\$13,390,177.00	\$1,719.86	0	\$10,110.95	0	\$13,380,066.05
01501 CONTINGENCY FUND								
01780 RESTRICTED INTEREST	\$300.00	\$0.00	\$300.00	\$0.00	0	\$0.00	0	\$300.00
01840 OTHER REVENUE	\$9,799,975.00	\$0.00	\$9,799,975.00	\$0.00	0	\$0.00	0	\$9,799,975.00
Total Contingency Fund	\$9,800,275.00	\$0.00	\$9,800,275.00	\$0.00	0	\$0.00	0	\$9,800,275.00
Total REVENUE	\$29,772,145.00	\$0.00	\$29,772,145.00	\$519,989.20	2	\$1,232,741.22	4	\$28,539,403.78
Total OJRSA FUND	\$29,772,145.00	\$0.00	\$29,772,145.00	\$519,989.20	2	\$1,232,741.22	4	\$28,539,403.78
TOTAL ALL FUNDS	\$29,772,145.00	\$0.00	\$29,772,145.00	\$519,989.20	2	\$1,232,741.22	4	\$28,539,403.78

010 OJRSA FUND
 005 EXPENSES
 00501 ADMINISTRATION

Expenditure Report

Ocone Joint Rsa
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Level 4 Summary for August 2023

Accounts	Budget Appropriation	Supplemental Appropriation	Adjusted Budget	Curr Pct	Year To Date Expenditures	YTD Pct	Encumbered Balance	Unencumbered Balance	Une Pct
010 OJRSA FUND									
005 EXPENSES									
00501 ADMINISTRATION									
01140 100% DEPRECIATION EXPENSE	\$1,178,823.00	\$0.00	\$1,178,823.00	8	\$196,470.50	17	\$0.00	\$982,352.50	83
01300 PAYROLL: SALARIES	\$1,110,027.00	\$0.00	\$1,110,027.00	10	\$174,415.16	16	\$0.00	\$935,611.84	84
01310 OVERTIME	\$33,582.00	\$0.00	\$33,582.00	6	\$3,816.86	11	\$0.00	\$29,765.14	89
01350 PAYROLL: FICA/MEDICARE WH	\$93,139.00	\$0.00	\$93,139.00	9	\$14,324.78	15	\$0.00	\$78,814.22	85
01380 PAYROLL: RETIREMENT	\$212,254.00	\$0.00	\$212,254.00	6	\$24,622.33	12	\$0.00	\$187,631.67	88
02200 COMMISSIONER EXPENSES	\$13,680.00	\$0.00	\$13,680.00	6	\$1,860.00	14	\$0.00	\$11,820.00	86
02220 GROUP INSURANCE	\$189,671.00	\$0.00	\$189,671.00	7	\$23,952.94	13	\$0.00	\$165,718.06	87
02240 WORKERS' COMPENSATION	\$23,400.00	\$0.00	\$23,400.00	0	\$0.00	0	\$0.00	\$23,400.00	100
02250 INSURANCE-PROPERTY/GENERAL	\$73,065.00	\$0.00	\$73,065.00	0	\$937.67	1	\$0.00	\$72,127.33	99
02260 EMPLOYEE WELLNESS	\$2,400.00	\$0.00	\$2,400.00	7	\$250.62	10	\$0.00	\$2,149.38	90
02270 UNIFORMS	\$28,130.00	\$0.00	\$28,130.00	4	\$2,922.41	10	\$0.00	\$25,207.59	90
02280 TRAVEL & POV MILEAGE	\$250.00	\$0.00	\$250.00	0	\$0.00	0	\$0.00	\$250.00	100
02290 AGENCY MEMBERSHIPS	\$11,665.00	\$0.00	\$11,665.00	0	\$0.00	0	\$0.00	\$11,665.00	100
02300 LICENSES/CERTIFS/MEMBERSHIPS	\$4,655.00	\$0.00	\$4,655.00	3	\$439.00	9	\$0.00	\$4,216.00	91
02310 SEMINARS/WKSHOPS & TRAINING	\$29,220.00	\$0.00	\$29,220.00	2	(\$90.00)	0	\$0.00	\$29,310.00	100
02320 EVENTS & MEETING EXPENSES	\$3,800.00	\$0.00	\$3,800.00	5	\$647.24	17	\$0.00	\$3,152.76	83
02340 PUBLIC RELATIONS & ADVERTISING	\$9,600.00	\$0.00	\$9,600.00	21	\$2,846.94	30	\$0.00	\$6,753.06	70
02360 MAILING/SHIPPING	\$600.00	\$0.00	\$600.00	0	\$22.74	4	\$0.00	\$577.26	96
02370 SAFETY EQUIPMENT	\$32,060.00	\$0.00	\$32,060.00	22	\$7,251.97	23	(\$147.53)	\$24,955.56	78
02380 OFFICE SUPPLIES	\$69,242.00	\$0.00	\$69,242.00	0	\$3,084.10	4	\$1,299.88	\$64,858.02	94
02390 JANITORIAL SUPPLIES	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$0.00	0
02410 TECHNOLOGY: PHONES/INTERNET/TV	\$17,724.00	\$0.00	\$17,724.00	7	\$2,198.47	12	\$0.00	\$15,525.53	88
02420 ADMINISTRATION SERVICES	\$186,070.00	\$0.00	\$186,070.00	4	\$15,632.82	8	\$0.00	\$170,437.18	92
02440 O&M CONTINGENCY	\$60,000.00	\$0.00	\$60,000.00	0	\$0.00	0	\$0.00	\$60,000.00	100
02520 FUEL: VEHICLES & EQUIPMENT	\$37,000.00	\$0.00	\$37,000.00	8	\$4,820.90	13	\$0.00	\$32,179.10	87
02530 R&M: VEHICLES/TRAILERS/EQUIP	\$34,500.00	\$0.00	\$34,500.00	5	\$9,665.56	28	\$618.10	\$24,216.34	70
02560 FEES & PENALTIES	\$7,685.00	\$0.00	\$7,685.00	3	\$520.98	7	\$0.00	\$7,164.02	93
02590 ROLLING STOCK & EQUIPMENT	\$36,750.00	\$0.00	\$36,750.00	0	\$0.00	0	\$0.00	\$36,750.00	100
Total Administration	\$3,498,992.00	\$0.00	\$3,498,992.00	8	\$490,613.99	14	\$1,770.45	\$3,006,607.56	86
00601 CONVEYANCE SYSTEM									
02400 SUPPLIES/TOOLS	\$17,000.00	\$0.00	\$17,000.00	0	\$427.52	3	\$664.67	\$15,907.81	94
02401 MAINTENANCE TOOLS & SUPPLIES	\$13,000.00	\$0.00	\$13,000.00	9	\$1,881.15	14	\$299.04	\$10,819.81	83
02411 TECHNOLOGY: SCADA	\$20,500.00	\$0.00	\$20,500.00	0	\$0.00	0	\$0.00	\$20,500.00	100
02430 SERVICES: PROFESSIONAL/CONSULT	\$177,408.00	\$0.00	\$177,408.00	5	\$34,960.45	20	\$0.00	\$142,447.55	80
02450 CHEMICALS: SODIUM HYPOCHLORITE	\$20,593.00	\$0.00	\$20,593.00	6	\$1,140.56	6	\$0.00	\$19,452.44	94
02455 CHEMICALS: HERBICIDE/PESTICIDE	\$1,500.00	\$0.00	\$1,500.00	0	\$0.00	0	\$0.00	\$1,500.00	100
02490 ELECTRICITY	\$261,977.00	\$0.00	\$261,977.00	8	\$43,300.97	17	\$0.00	\$218,676.03	83
02500 WATER	\$8,950.00	\$0.00	\$8,950.00	12	\$2,229.98	25	\$0.00	\$6,720.02	75
02521 FUEL: GENERATORS	\$6,500.00	\$0.00	\$6,500.00	0	\$0.00	0	\$0.00	\$6,500.00	100
02540 EQUIPMENT RENTALS	\$5,000.00	\$0.00	\$5,000.00	0	\$0.00	0	\$0.00	\$5,000.00	100

010 OJRSA FUND
005 EXPENSES
00601 CONVEYANCE SYSTEM

Oconee Joint Rsa
Expenditure Report
Level 4 Summary for August 2023

Accounts	Budget Appropriation	Supplemental Appropriation	Adjusted Budget	Curr Pct	Year To Date Expenditures	YTD Pct	Encumbered Balance	Unencumbered Balance	Une Pct
02550 BUILDINGS & GROUNDS	\$16,500.00	\$0.00	\$16,500.00	0	\$385.28	2	\$0.00	\$16,114.72	98
02590 ROLLING STOCK & EQUIPMENT	\$244,884.00	\$0.00	\$244,884.00	0	\$151,228.00	62	\$0.00	\$93,656.00	38
04000 FLOW MONITOR STAS	\$600.00	\$0.00	\$600.00	0	\$0.00	0	\$0.00	\$600.00	100
05000 PUMP STATIONS	\$178,600.00	\$0.00	\$178,600.00	0	\$93.01	0	\$253.34	\$178,253.65	100
05060 PUMP STATIONS: DAVIS CRK 2 PS	\$0.00	\$0.00	\$0.00	0	(\$6,413.00)	0	\$306.54	\$6,106.46	0
05070 PUMP STATIONS: FLAT ROCK PS	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$0.00	0
05100 PUMP STATIONS: MARTIN CREEK PS	\$0.00	\$0.00	\$0.00	0	\$443.15	0	\$0.00	(\$443.15)	0
05110 PUMP STATIONS: MILLBROOK PS	\$0.00	\$0.00	\$0.00	0	\$1,314.94	0	\$0.00	(\$1,314.94)	0
05130 PUMP STATIONS: PERKINS PS	\$0.00	\$0.00	\$0.00	0	\$12,151.22	0	\$279.66	(\$12,430.88)	0
05150 PUMP STATIONS: SPEEDS PS	\$0.00	\$0.00	\$0.00	0	\$8.46	0	\$0.00	(\$8.46)	0
05230 GRAVITY SEWER & FORCE MAINS	\$76,000.00	\$0.00	\$76,000.00	8	\$4,946.22	7	\$0.00	\$71,053.78	93
Total Conveyance System	\$1,049,012.00	\$0.00	\$1,049,012.00	4	\$248,097.91	24	\$1,803.25	\$799,110.84	76
00701 WRF OPERATIONS									
02400 SUPPLIES/TOOLS	\$8,000.00	\$0.00	\$8,000.00	3	\$233.25	3	\$39.43	\$7,727.32	97
02411 TECHNOLOGY: SCADA	\$13,500.00	\$0.00	\$13,500.00	0	\$1,990.20	15	\$0.00	\$11,509.80	85
02430 SERVICES: PROFESSIONAL/CONSULT	\$217,790.00	\$0.00	\$217,790.00	0	(\$9,630.00)	(4)	\$0.00	\$227,420.00	104
02451 CHEMICALS: CHLORINE	\$60,242.00	\$0.00	\$60,242.00	16	\$9,810.41	16	\$0.00	\$50,431.59	84
02452 CHEMICALS: POLYMER	\$66,450.00	\$0.00	\$66,450.00	5	\$11,130.50	17	\$0.00	\$55,319.50	83
02454 CHEMICALS: SODIUM BISULFITE	\$21,474.00	\$0.00	\$21,474.00	0	\$0.00	0	\$0.00	\$21,474.00	100
02457 CHEMICALS: OTHER	\$8,500.00	\$0.00	\$8,500.00	0	\$0.00	0	\$0.00	\$8,500.00	100
02470 GARBAGE	\$2,024.00	\$0.00	\$2,024.00	1	\$49.50	2	\$0.00	\$1,974.50	98
02480 NATURAL GAS	\$2,520.00	\$0.00	\$2,520.00	4	\$106.51	4	\$0.00	\$2,413.49	96
02490 ELECTRICITY	\$336,000.00	\$0.00	\$336,000.00	7	\$54,323.64	16	\$0.00	\$281,676.36	84
02500 WATER	\$2,835.00	\$0.00	\$2,835.00	5	\$1,132.40	40	\$0.00	\$1,702.60	60
02510 SLUDGE DISPOSAL	\$344,658.00	\$0.00	\$344,658.00	8	\$37,762.95	11	\$0.00	\$306,895.05	89
02521 FUEL: GENERATORS	\$4,000.00	\$0.00	\$4,000.00	0	\$0.00	0	\$0.00	\$4,000.00	100
02540 EQUIPMENT RENTALS	\$5,000.00	\$0.00	\$5,000.00	45	\$2,229.14	45	\$0.00	\$2,770.86	55
02550 BUILDINGS & GROUNDS	\$51,900.00	\$0.00	\$51,900.00	5	\$3,579.55	7	\$39.43	\$48,281.02	93
03000 WATER RECLAMATION FACILITY	\$90,800.00	\$0.00	\$90,800.00	20	\$22,597.77	25	\$0.00	\$68,202.23	75
Total Wrf Operations	\$1,235,693.00	\$0.00	\$1,235,693.00	7	\$135,315.82	11	\$78.86	\$1,100,298.32	89
00801 PRETREATMENT									
01300 PAYROLL: SALARIES	\$73,892.00	\$0.00	\$73,892.00	12	\$14,333.36	19	\$0.00	\$59,558.64	81
01380 PAYROLL: RETIREMENT	\$13,714.00	\$0.00	\$13,714.00	8	\$2,035.32	15	\$0.00	\$11,678.68	85
02220 GROUP INSURANCE	\$7,325.00	\$0.00	\$7,325.00	8	\$613.40	8	\$0.00	\$6,711.60	92
02300 LICENSES/CERTIFS/MEMBERSHIPS	\$425.00	\$0.00	\$425.00	0	\$185.00	44	\$0.00	\$240.00	56
02310 SEMINARS/WKSHOPS & TRAINING	\$1,660.00	\$0.00	\$1,660.00	0	\$0.00	0	\$0.00	\$1,660.00	100
02380 OFFICE SUPPLIES	\$4,920.00	\$0.00	\$4,920.00	0	\$18.01	0	\$0.00	\$4,901.99	100
02410 TECHNOLOGY: PHONES/INTERNET/TV	\$660.00	\$0.00	\$660.00	8	\$106.68	16	\$0.00	\$553.32	84
02430 SERVICES: PROFESSIONAL/CONSULT	\$44,014.00	\$0.00	\$44,014.00	5	\$5,527.00	13	\$0.00	\$38,487.00	87
Total Pretreatment	\$146,610.00	\$0.00	\$146,610.00	8	\$22,818.77	16	\$0.00	\$123,791.23	84

**010 OJRSA FUND
005 EXPENSES
00901 LABORATORY**

**Oconee Joint Rsa
Expenditure Report
Level 4 Summary for August 2023**

Accounts	Budget Appropriation	Supplemental Appropriation	Adjusted Budget	Curr Pct	Year To Date Expenditures	YTD Pct	Encumbered Balance	Unencumbered Balance	Une Pct
00901 LABORATORY									
02400 SUPPLIES/TOOLS	\$6,100.00	\$0.00	\$6,100.00	7	\$2,453.09	40	\$0.00	\$3,646.91	60
02430 SERVICES: PROFESSIONAL/CONSULT	\$35,110.00	\$0.00	\$35,110.00	4	\$1,702.60	5	\$0.00	\$33,407.40	95
02456 CHEMICALS: LABORATORY	\$4,500.00	\$0.00	\$4,500.00	29	\$1,325.30	29	\$0.00	\$3,174.70	71
Total Laboratory	\$45,710.00	\$0.00	\$45,710.00	7	\$5,480.99	12	\$0.00	\$40,229.01	88
01201 CONTRACT OPERATIONS									
02411 TECHNOLOGY: SCADA	\$625.00	\$0.00	\$625.00	0	\$0.00	0	\$0.00	\$625.00	100
02430 SERVICES: PROFESSIONAL/CONSULT	\$12,095.00	\$0.00	\$12,095.00	0	\$0.00	0	\$0.00	\$12,095.00	100
02500 WATER	\$1,365.00	\$0.00	\$1,365.00	5	\$134.27	10	\$0.00	\$1,230.73	90
02521 FUEL: GENERATORS	\$500.00	\$0.00	\$500.00	0	\$0.00	0	\$0.00	\$500.00	100
02550 BUILDINGS & GROUNDS	\$5,500.00	\$0.00	\$5,500.00	0	\$0.00	0	\$0.00	\$5,500.00	100
05170 PUMP STATIONS: GCCP-PS	\$10,500.00	\$0.00	\$10,500.00	0	\$0.00	0	\$0.00	\$10,500.00	100
Total Contract Operations	\$30,585.00	\$0.00	\$30,585.00	0	\$134.27	0	\$0.00	\$30,450.73	100
01301 RETAIL SERVICES									
02411 TECHNOLOGY: SCADA	\$1,230.00	\$0.00	\$1,230.00	0	\$0.00	0	\$0.00	\$1,230.00	100
02430 SERVICES: PROFESSIONAL/CONSULT	\$25,000.00	\$0.00	\$25,000.00	0	\$0.00	0	\$0.00	\$25,000.00	100
02490 ELECTRICITY	\$2,000.00	\$0.00	\$2,000.00	0	\$0.00	0	\$0.00	\$2,000.00	100
05000 PUMP STATIONS	\$500.00	\$0.00	\$500.00	0	\$0.00	0	\$0.00	\$500.00	100
Total Retail Services	\$28,730.00	\$0.00	\$28,730.00	0	\$0.00	0	\$0.00	\$28,730.00	100
01401 CAPITAL PROJECTS									
06050 SEWER SOUTH PHASE II	\$13,361,447.00	\$0.00	\$13,361,447.00	5	\$659,595.85	5	\$0.00	\$12,701,851.15	95
06060 CONVEYANCE SYSTEM	\$120,000.00	\$0.00	\$120,000.00	0	\$0.00	0	\$0.00	\$120,000.00	100
06070 FLAT ROCK PS REPLACEMENT	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$0.00	0
06071 SENECA PS & FM UPGRADE/SPEEDS	\$0.00	\$0.00	\$0.00	0	\$15,000.00	0	\$0.00	(\$15,000.00)	0
Total Capital Projects	\$13,481,447.00	\$0.00	\$13,481,447.00	5	\$674,595.85	5	\$0.00	\$12,806,851.15	95
01501 CONTINGENCY FUND									
00002 CONTINGENCY EXPENSES	\$10,810,825.00	\$0.00	\$10,810,825.00	0	\$0.00	0	\$0.00	\$10,810,825.00	100
06070 FLAT ROCK PS REPLACEMENT	\$0.00	\$0.00	\$0.00	0	\$3,000.00	0	\$0.00	(\$3,000.00)	0
09002 P-113 SLUDGE PUMP REPLACEMENT	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$0.00	0
09005 FLAT ROCK PS UPGRADE	\$0.00	\$0.00	\$0.00	0	\$1,200.00	0	\$0.00	(\$1,200.00)	0
Total Contingency Fund	\$10,810,825.00	\$0.00	\$10,810,825.00	0	\$4,200.00	0	\$0.00	\$10,806,625.00	100
Total EXPENSES	\$30,327,604.00	\$0.00	\$30,327,604.00	4	\$1,581,257.60	5	\$3,652.56	\$28,742,693.84	95
Total OJRSA FUND	\$30,327,604.00	\$0.00	\$30,327,604.00	4	\$1,581,257.60	5	\$3,652.56	\$28,742,693.84	95
TOTAL ALL FUNDS	\$30,327,604.00	\$0.00	\$30,327,604.00	4	\$1,581,257.60	5	\$3,652.56	\$28,742,693.84	95

Year To Date
Total

Grand Total

\$2,813,998.82

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DEFINITIONS, ACRONYMS, AND FORMAT

This Section of the *OJRSA Impact Policy* contains definitions, acronyms, abbreviations, and formatting that are specific to this document.

DEFINITIONS

The following words, unless the context, custom or intent clearly indicates otherwise, shall mean:

Board means the OJRSA Board of Commissioners.

Capacity Permit means a Permit for OJRSA Wastewater System Capacity (or other document that serves this purpose) issued to a User or facility after January 1, 1990.

Construction Permit means a permit issued by SCDHEC that conditionally allows for a wastewater project to be built.

Customer means a User who, according to the records of a Member City or the OJRSA, receives wastewater service at a site that is directly or indirectly served by the OJRSA via a sewer service connection.

Executive Director means the Executive Director of Oconee Joint Regional Sewer Authority, South Carolina.

Impact Fee (also commonly referred to as "Capacity Fee") means a one-time charge assessed to all new sewer customers of OJRSA under an "Incremental Expansion Method" whereby the charge has been calculated to ensure there are no existing infrastructure deficiencies or surplus capacity in infrastructure. Additionally, existing customers may be charged an Impact Fee if the initial capacity associated with their building or structure is insufficient for such original use due to a renovation or rehabilitation of such facility.

Industrial User means a User or facility that introduces pollutants from any non-domestic wastewater source as regulated by the Federal Water Pollution Control Act (also known as the Clean Water Act), Title 40 of the Code of Federal Regulations, and/or stat/local laws and regulations.

Land Use means the utilization condition of a property and for purposes of this Impact Fee Policy shall be either Residential Use or Nonresidential Use.

Master Meter means a water meter that serves multiple tenants. This practice is often utilized in conjunction with Multi-Family Developments (e.g., apartments, condominiums, etc.), subdivisions, and mobile home parks but can include other types of users.

Member City means the cities of Seneca, Walhalla, and Westminster and others as defined by legally binding Intergovernmental Agreement(s).

Multi-Family Development means a structure or complex of buildings intended for multiple families to reside in for extended periods of time. Examples include apartments, townhomes, condominiums, duplexes/multi-plexes, etc. Multi-Family Developments where each residential unit is served by its own water meter is treated as a Residential User.

Nonresidential Use means any use other than a Residential Use, which may include, but is not limited to: Commercial Users, Industrial Users, health care facilities, religious establishments, educational facilities, assisted living facilities, and other establishments. *It shall also include apartments, condominiums, and other multi-unit housing complexes served by a Master Meter and/or with a common sewer service lateral or system serving multiple units prior to connecting with a public sewer.*

OJRSA Service Area means the area that OJRSA is permitted to provide service, as may be amended from time to time.

OJRSA Retail System means, in reference to OJRSA's wastewater treatment and/or conveyance system, the portion of the wastewater collection system, trunk sewer, and/or treatment plant where OJRSA is the sole wastewater utility providing services to the end user.

OJRSA Wholesale System means, in reference to OJRSA's wastewater treatment and/or conveyance system, the portion of OJRSA wastewater trunk sewer and/or treatment system that serves the Member Cities, as well as the Town of West Union, which are considered to be the users' retail sewer provider.

Residential Use means a freestanding residential structure and is intended to be used as a single unit with unshared utilities. Includes detached homes (regardless of its location in a subdivision), mobile homes, Multi-Family Developments (*if units have individual sewer plumbing that is not combined prior to connection to the public sewer system*), and recreational vehicle/camper site with an individual water meter and sewer connection. It shall not include those served by a Master Meter or those defined as a Nonresidential Use.

Retail Impact Fund means the banking and investment account to be used for the renovation, modernization, and expansion of OJRSA Retail System, the funding source of which is impact fees collected and expended pursuant to Title 6 Chapter 1 Article 9 of the Code of Laws of South Carolina 1976, as amended and the Impact Fee Policy.

User means any person or entity who directly or indirectly discharges, causes, or permits the discharge of domestic or nondomestic wastewater to any wastewater conveyance system directly or indirectly connected to an OJRSA facility. Users consist of Residential and Nonresidential Users as defined herein. A User can have water and/or sewer service provided by a Member City, OJRSA, or can be a Well Customer.

Well Customer means a Customer that utilizes sewer service that receives potable or non-potable water from any hole that is drilled, dug, or excavated. Such Customers shall be classified as Residential or Nonresidential Users.

Wholesale Impact Fund means the banking and investment account to be used for the renovation, modernization, and expansion of OJRSA Wholesale System, the funding source of which is impact fees collected and expended pursuant to Title 6 Chapter 1 Article 9 of the South Carolina Code of Laws 1976, as amended and the Impact Fee Policy.

Willingness and Capability Letter means an executed letter from OJRSA providing its initial commitment to provide sewer service to a developer or owner. This letter may also be titled by the following: Willingness & Ability to Serve, Commitment to Own, Commitment to Own & Operate, of other similar title as required by SCDHEC prior to the issuance of a Construction Permit that will allow for the construction of a wastewater system.

ACRONYMS AND ABBREVIATIONS

etc.: *Et Cetera*, Latin for "and other things"

ERU: Equivalent Residential Unit

GPD: Gallons Per Day

OCSC: Oconee County Sewer Commission, predecessor to the Oconee Joint Regional Sewer Authority

OJRSA: Oconee Joint Regional Sewer Authority

SCDHEC: South Carolina Department of Health and Environmental Control or any successor agency

DOCUMENT FORMAT

This manual contains fonts and styles that mean certain things, including points of emphasis or reference other sections or materials. Below is a list of the types used within this manual and what it represents when encountered in the *OJRSA Impact Fee Policy*.

Italics

Title of books, manuals, and other documents

MIX-SIZED CAPITAL LETTERS

Name of sections or appendices in a book, manual, or other document

Underlined Italics

A note of caution or warning

SECTION 1 – ADOPTION

The *OJRSA Impact Fee Policy* (the “Impact Fee Policy” or “Policy”) shall become effective in accordance with OJRSA Resolution 2024-XX. All resolutions or policies (including former impact fee policies) that are in conflict with the provisions of this Resolution or the Policy are hereby repealed to the extent of the conflict or inconsistency or in their entirety where the conflict or inconsistency is not severable from such document.

SECTION 2 – PURPOSE

The purpose of this Policy is to establish the method by which Impact Fees, as defined herein, shall be calculated and assessed within the Oconee Joint Regional Sewer Authority, South Carolina (“OJRSA”). This Impact Fee Policy is based upon the conclusions and recommendations found in the Technical Memorandum dated May 19, 2020 prepared by Gillespie Engineering (the “Impact Fee Consultant”).

SECTION 3 – POLICY

3.1 ASSESSMENT

An Impact Fee shall be assessed on all new development and redevelopment, including a change in Land Use, located within the OJRSA Service Area for which new sewer service is necessary or additional sewer service is needed, except for the following:

- A. Rebuilding or replacing a structure (Residential or Nonresidential) on a parcel of land that contains an existing sewer service of sufficient size and capacity to meet the requirements of the new use;
- B. Remodeling or repairing a structure with the same Land Use that does not result in an increase in the volume of wastewater discharged or place additional demands on OJRSA’s facilities and equipment;
- C. Construction of an addition to a structure (Residential or Nonresidential) that does not increase the volume of wastewater discharge; or
- D. Changing or adding uses or equipment, unless it is clearly demonstrated that the use creates no new or increased volume of wastewater discharge for OJRSA’s facilities and equipment.

3.2 NONTRANSFERABLE

The capacity purchased via an Impact Fee shall remain with the real property regardless of ownership. The capacity shall not be transferred to an alternate property location, nor can it be sold, purchased from someone else, or traded as a commodity.

3.3 IMPACT FEE RATES AND REASSESSMENT

- A. The rates for Impact Fees are based on advice received from the Impact Fee Consultant, and have been approved by the Board. The rates are set forth in the *OJRSA Schedule of Fees* adopted and periodically updated by the Board. The rates may be subject to change based upon future legislative action undertaken by the Board. Except as noted for Nonresidential Users in SECTION 3.4(C), Impact Fee rates are based on Land Use and water meter size as set forth below.

Use	Water Meter Size (in inches)	Average Daily Use (GPD)
Residential	3/4 and 5/8	150
	1	365
Nonresidential	3/4 and 5/8	225
	1	625
	2	1,630
	6	3,305

	3	9,815
	4	12,340
	6	23,630
	8	37,100

- B. Impact Fees shall be reassessed no less frequently than every two (2) years and an update on these costs shall be provided to the Board for implementation consideration.

3.4 PAYMENT AND TIMING

Impact Fees will be paid as described below:

- A. Impact Fees shall be paid prior to the issuance of a Capacity Permit in accordance with the rates set forth in the *OJRSA Schedule of Fees*.
- B. Payment of the Impact Fee is a condition of development approval and the issuance of a Capacity Permit shall not be issued until Impact Fees are paid in full.
- C. For Nonresidential Users that discharge wastewater from water sources other than strictly a potable supply (e.g., direct surface withdrawal, groundwater wells, etc.) and/or if there is an anticipated difference greater than five percent (5%) between the potable water used by an industry and the amount to be discharged (e.g., evaporation through cooling, beverage bottling operations, etc.), then it will be necessary for OJRSA establish the Impact Fee on a case by case basis and to consult an engineering firm of its choice to determine what the appropriate Impact Fees shall be. All costs for process water shall be calculated at a per gallon rate as stated in the *OJRSA Schedule of Fees*. All costs of the engineer's assessment shall be the applicable nonresidential user's sole expense. If, after one (1) year of substantially completed operation, the actual volume of wastewater discharge differs by more than five percent (5%) from the potable water used, the owner or tenant will be assessed additional Impact Fees to cover the increased wastewater volume.
- D. For subdivisions, as of July 1, 2021, the property developer shall pay Impact Fees for all lots within the subdivision with the assumption that all lots will have a 5/8- or 3/4-inch meter. Impact Fees for subdivisions must be paid prior to OJRSA issuing a Willingness and Capability Letter that is necessary for the permitting of a wastewater collection system extension serving a development. To the extent that an Impact Fee was not paid for a property within a subdivision prior to July 1, 2021, all new development shall be subject to the Impact Fees as set forth in this Impact Fee Policy.
- E. Impact Fees for Well Customers or other unmetered connections for their water supply shall be charged in the following manner:
1. Residential Users shall be charged a fee equal to that of a 5/8- or 3/4-inch meter, and
 2. Nonresidential Users shall be charged a fee equivalent to the appropriate water meter size for each well as determined by an engineer of OJRSA's choosing, and the customer shall be responsible for any engineering costs.
- F. In limited circumstances, a fee payor may request to provide services, monetary contributions, or facilities in lieu of the payment of Impact Fees. In such event, any services, monetary contributions, or facilities paid in lieu of the payment of Impact Fees shall be evaluated and if necessary, in the Board's sole discretion valued by a consultant chosen in the discretion of OJRSA, acting through its Executive Director. Subsequent to any such valuation as necessary, the Impact Fees may be reduced or waived by vote of the Board as applicable. The authority to reduce or waive Impact Fees is in the Board's sole discretion.
- G. Unusual situations and conditions not addressed in this Impact Fee Policy shall be considered in consultation with the OJRSA's engineer on a case-by-case basis. Such decisions made by the OJRSA shall not establish precedence for similar circumstances that may occur in the future.

3.5 USAGE

- A. Impact Fees shall be imposed only to fund wastewater system improvement costs reasonably related to new development. Impact Fees cannot be used to offset OJRSA's operating costs or maintenance of existing public facilities.

- B. Based on the calculations performed by Impact Fee Consultants, the Impact Fees shall not exceed the costs of wastewater system improvement costs reasonably related to such development.
- C. The Executive Director, or his/her designee, shall make periodic reports to the Board and/or any designated committee regarding the collection and use of Impact Fees. Consideration shall be given as to how the Impact Fees are being spent for the benefits of new developments or replacing existing capacity within the OJRSA Service Area.

3.6 DISPOSITION

All monies paid by the fee payor pursuant to this Impact Fee Policy shall be identified as Impact Fees and promptly deposited in either the Retail Impact Fund or the Wholesale Impact Fund. Impact Fees shall be deposited in the Retail Impact Fund if the additional capacity is required from the OJRSA Retail System. Impact Fees shall be deposited in the Wholesale Impact Fund if the additional capacity is required from the OJRSA Wholesale System. Any Impact Fees on deposit in the either the Retail Impact Fund or the Wholesale Impact Fund that are not immediately necessary for expenditure shall be maintained and be invested (in accordance with South Carolina law and OJRSA's Financial Policies) prior to expenditure on authorized projects. Interest earned within the Retail Impact Fund or the Wholesale Impact Fund shall be treated as Impact Fees subject to all restrictions placed on the use of Impact Fees pursuant to this Impact Fee Policy.

3.7 REFUNDS

- A. OJRSA shall refund, to the current owner of record of the property for which an Impact Fee has been paid, all Impact Fees paid with respect to such property if the development for which the Impact Fees were imposed did not occur and no financial impact to OJRSA has occurred in preparation to increase capacity to serve the property; provided that, if some, but not all, of the development for which Impact Fees were imposed occurred, the amount of Impact Fees shall be refunded and shall be pro-rated accordingly. Such refunds must be approved by the Operations & Planning Committee, which is a standing committee of the OJRSA Board.
- B. Subject to the provisions of 3.7(A) set forth above, property owners seeking a refund of Impact Fees must submit a written request for a refund of Impact Fees to the Executive Director within one (1) year of the date of abandonment of the development for which a Willingness and Capability Letter was issued. This notification to OJRSA must occur following confirmation that the SCDHEC Construction Permit has been canceled and flow associated with the project that was allocated by SCDHEC to OJRSA facilities has been removed by SCDHEC. Refunds of Impact Fees shall not include any interest earnings or other revenues derived from the Impact Fees from the initial date of payment. Any Impact Fees, subject to the provisions of this section for which no application for a refund has been made within the one (1) year refund claim period, shall be retained by OJRSA and expended on public facilities of the type for which such Impact Fees were collected.

3.8 APPEALS

- A. A fee payor may pay Impact Fees under protest. Payment under protest is a condition precedent to appealing any Impact Fees described herein. Additionally, a fee payor, at his/her option, may also post a bond or submit an irrevocable letter of credit for the amount of Impact Fees due instead of making a cash payment under protest, pending the outcome of an appeal.
- B. A fee payor may file an administrative appeal with the Executive Director regarding the payment of Impact Fees by filing a written notice of appeal. Said notice shall be filed within ten (10) calendar days of the payment of the Impact Fees. The filing of an appeal will immediately halt all sewer services unless the fee payor posts a bond or submits an irrevocable letter of credit for the full amount of the Impact Fees as calculated by OJRSA to be due. All notices of appeal shall include a full explanation of the reasons for the appeal, specifying the grounds therefor, and containing any documentation that the fee payor desires to be considered. The appeal shall contain the name and address of the fee payor filing the appeal and shall state their capacity to act as representative or agent if they are not the owner of the property to which recovery fees pertain. By no later than twenty (20) calendar days following receipt of the written notice of appeal, the Executive Director will review the appellant's written report, supporting documentation and departmental staff reports. The review period may be extended in the discretion of the Executive Director if additional information is needed from

the appellant in order to render a decision. Upon completion of the administrative review, the Executive Director will provide a written response to the Appellant constituting a final administrative determination.

- C. Any person desiring to appeal the final administrative determination of the Executive Director regarding payment of Impact Fees shall file a written notice of appeal to the Board. Said notice of appeal to the Board shall be filed with the Secretary of the Board within five (5) business days following receipt of the final administrative determination. Receipt shall be construed to have occurred when the final administrative decision is deposited in the United States mail postage prepaid to the person whose name and address is identified in the original notice of appeal. Thereafter, the Board shall conduct a hearing at its next regularly scheduled meeting, or such other meeting time as may be agreeable to OJRSA and the appellant, and shall allow the appellant, in person or acting through counsel, to present an oral presentation to the Board regarding its appeal. After hearing such appeal, the Board, within ten (10) business days, shall make a written finding as to the appeal and either accept the findings appeal, reject it or proffer a compromise. If any refund is determined, OJRSA shall refund the required amount within ten (10) business days of the written determination by the Board. The findings and determination of the Board shall constitute the final judicial determination as to the payment of Impact Fees.
- D. Only after all administrative appeals have been exhausted under the provisions of this Impact Fee Policy, the aggrieved fee payor may determine to file a suit in a court of competent jurisdiction to challenge the payment of the disputed Impact Fees.

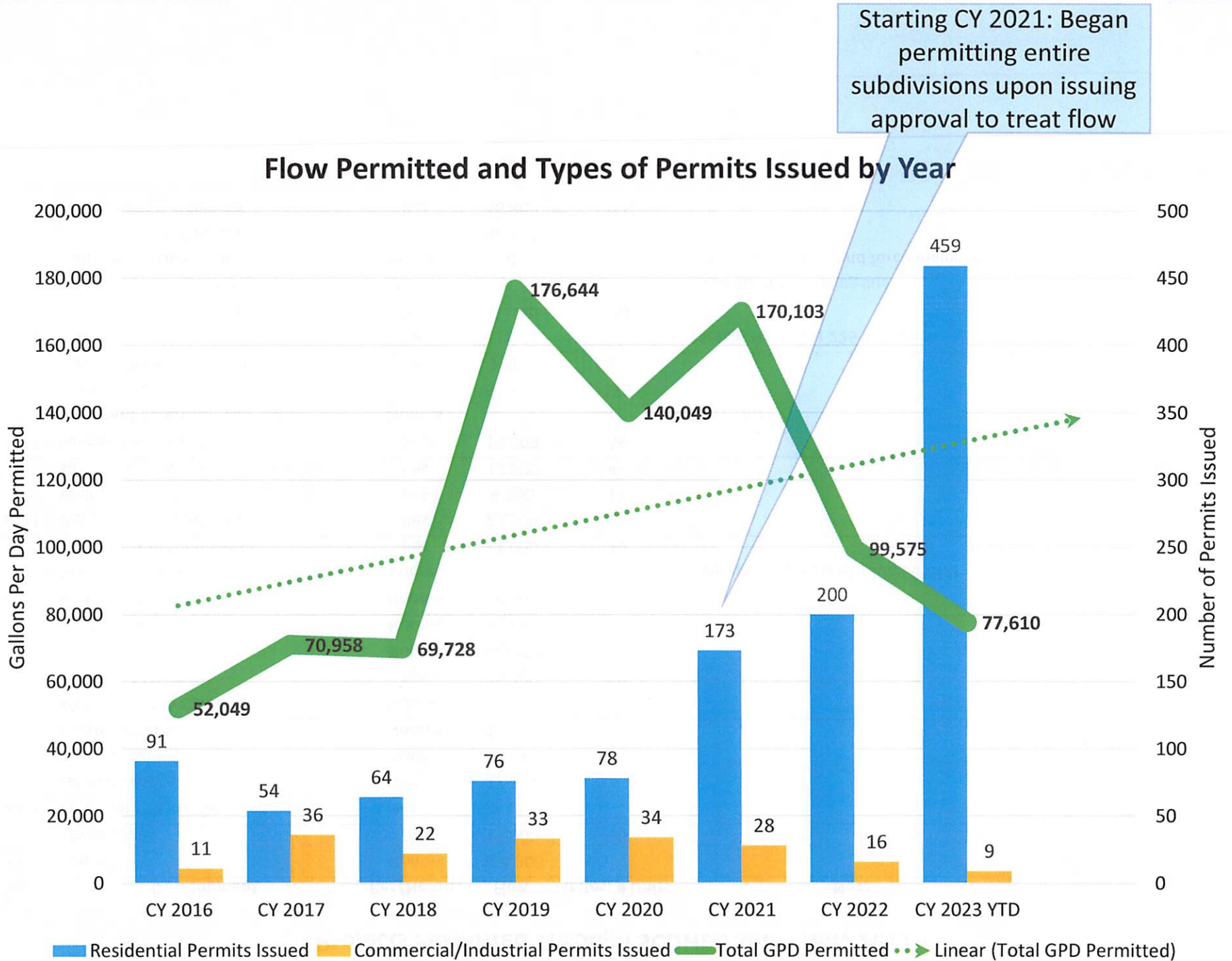
REVISION HISTORY

This and previous editions must be maintained in accordance with the *OJRSA Records Retention Policy*.

Table 1: OJRSA Impact Fee Policy revision history

Revision Number	Date	Description of Changes
N/A	11/21/1989	Oconee County Ordinance [19]89-6 established first wastewater impact fee at rate of \$300 per equivalent residential unit (ERU) of 200 gallons of wastewater per day. The effective date of the fee to be midnight, 12/31/1989.
N/A	05/13/1991	OCSC Board approves changes to impact fee policy, including a change to the residential ERU to 400 GPD, what constitutes new construction that must pay fees, multiple residences on a single connection, fees for larger users, and exemptions.
N/A	07/06/1998	OCSC Board policy states the agency can neither waive nor lower impact fees.
N/A	10/05/1998	OCSC Board policy requires payment of impact fees before facility can get a building permit.
N/A	03/01/1999	OCSC Board policy adopted that considers "sweet shops" (dessert and ice cream stores) to be charged impact fees based on them being a "recreation-type facility" of five (5) GPD per seat plus twenty-five (25) GPD per employee.
N/A	01/10/2000	OCSC policy adopted that requires Industrial Pretreatment staff to take an average of the number of employees for an industry during the previous year to complete the audit for determining impact fees. This number is to include temporary employees.
N/A	04/01/2002	OCSC Board passed policy to bill Oconee County for impact fees associated with the Newry community.
N/A	10/04/2004	OCSC Board approved transferring impact fees from the old School District of Oconee County Administration Building to the new building but they must pay some fees for additional staff.
N/A	05/01/2006	OCSC Board addressed requirements necessary to provide refund for a facility that constructed a smaller facility than was originally permitted.
N/A	07/03/2006	OCSC approved increasing impact fee to \$450 per ERU and approved reviewing the fee annually and increasing it based on changes in the Consumer Price Index.
N/A	08/07/2006	OCSC adopted policy on how to calculate impact fees on buildings without dividing walls ("shell buildings").
N/A	02/04/2008	OJRSA Board authorized creation of an additional impact fee for the transportation and trunk line system of \$300 per ERU. The effective date to be 04/01/2008.

Revision Number	Date	Description of Changes
N/A	10/05/2015	OJRSA Board continued former SCDHEC method to calculate grocery stores, offices, small stores/businesses/administration buildings, and shopping centers/large department stores/malls.
N/A	11/07/2016	OJRSA Board provided a grant to cover impact fees for Walhalla American Legion Post #214.
N/A	12/07/2020	OJRSA Resolution 2021-06 addressed how to handle non-permitted and under-permitted residential and nonresidential facilities regarding payment of impact fees.
N/A	04/05/2021	OJRSA Resolution 2021-12 changed the way impact fees are calculated, which is to use water meter size and type use instead of SCDHEC hydraulic loading, which uses ERUs. It also established "grandfathering" certain existing customers. The effective date to be 07/01/2021.
N/A	05/02/2022	OJRSA Board approved policy to collect impact fees for its retail sewer service area in southern Oconee County. The fees collected for this fund are to be used solely for growth-related projects associated with the OJRSA Retail Wastewater System. If used for a commonly-shared asset, such as the Coneross Creek Water Reclamation Facility, project expenses paid by the Member Cities and retail sewer customers shall be equal to the percentage of impact fees collected from the Wholesale and Retail users beginning January 1, 2023.
0000	TBD	Initial issue of comprehensive OJRSA Impact Fee by OJRSA Resolution 2024-XX



Projects Permitted Through SCDHEC Since May 2017

Year	Development	Res/Nonres	Flow	If Res, # Units	Note
2017	Epoch	Nonres	104,300		
	Marina Bay	Res	15,000	50	
2018	Tri-County Tech OITP	Nonres	2,120		
	Lakeside Lodge	Nonres	27,731		
	Little Caesar's Gravity Ext	Nonres	630		
	Foothills YMCA	Nonres	11,400		
2019	SDOC Hamilton Career Center	Nonres	5,420		
	Townes at Oakmont	Res	20,700	69	
	Hartwell Village (revised)	Nonres	145,351		
	Horton Manufacturing	Nonres	7,987		
2020	Newry Mill	Nonres	40,000		
	SL&W Bountyland Pump Station	Nonres			Average daily flow of 120,960 GPD
	Tokeena Trail Subdivision	Res	21,000	70	
2021	Wells Station Subdivision	Res	23,700	79	
	Willow Creek Phase 4	Res	4,500	15	
	Shadowood Subdivision Phase 2	Res	13,200	44	
2022	Sunrise Ridge Subdivision	Res	10,500	35	
	Blanchard Caterpillar Line Ext	Nonres			Flow TBD
	Cooper's Mill Subdivision	Res	52,500	175	
	Fairfield Place Subdivision	Res	7,200	24	
2023	Pine Ridge Subdivision Phase 1	Res	12,375	55	Mobile Homes at 225 GPD each
	Wells Crossing Subdivision	Res	32,100	107	
	Helibasket Line Relocation	Nonres			Relocation of existing line
	Shiloh Road Apartments Conveyance	Nonres	0		For pump stations and force mains only
	Garrison Farms Subdivision	Res	36,600	122	
	Seneca Falls Subdivision	Res	46,800	156	

Clemson sees massive price hike on \$60M wastewater expansion plan

[upstatetoday.com/news/clemson-sees-massive-price-hike-on-60m-wastewater-expansion-plan/article_f0539e28-5447-11ee-9182-3bf081e1e6b6.html](https://www.upstatetoday.com/news/clemson-sees-massive-price-hike-on-60m-wastewater-expansion-plan/article_f0539e28-5447-11ee-9182-3bf081e1e6b6.html)

Riley Morningstar

September 16, 2023



CLEMSON —Clemson City Council will meet Monday, while the gathering could include tough talks over how to finance a \$60 million project to expand the Pendleton/Clemson Wastewater Treatment Plant.

The meeting begins at 6:30 p.m. in City Hall at 1250 Tiger Blvd. City administrator Andy Blondeau will present council with a revised cost estimate of \$60 million, up from \$35 million, provided by engineering firm Goodwyn Mills Cawood. Backup agenda material said the increase happened “largely due to inflation and scarcity of contractors and materials available to perform the work.” Water rates are proposed to increase by 9.2 percent next fiscal year, 9.1 percent again the two fiscal years following that and then 2.3 percent the final two fiscal years out to June 30, 2028. The increases would bring in more than \$1.3 million in new revenue to help pay for the expansion, while there are also proposed sewer increases.

Blondeau proposes changing the amount of operating cash reserves from 9 months to 6 months to help finance the project. He said operating cash reserves will recover to 8 months in 2028.

The plant jointly owned by the city (50 percent) and town of Pendleton (45 percent) handles 2 million gallons of wastewater a day and serves the area east of S.C. Highway 93. Anderson County owns a 5 percent share. The plant has an average daily flow of 800,000 gallons per day, according to the city of Clemson's website. A December proposal on the town of Pendleton's website said the plant would upgrade to handle 5 million gallons of wastewater a day.

Park improvements

Council will also vote on whether to finance \$4.6 million in special obligation bonds, repaid with hospitality tax and hospitality fee money, for enhancements to Nettles Park, Clemson Park and the Green Crescent Trail.

The proposed enhancements are:

- Nettles Park: \$1,283,000 for 45 paved parking spaces, eight dedicated pickle ball courts with lights, a covered gathering area and a dog park.
- Clemson Park: \$2,237,000 for skate park feature, splash pad, draining improvements and a building renovation to include a warming kitchen and event staging area.
- Green Crescent Trail: \$3,134,014 for 2.7 miles of trail running along 18 Mile Creek connecting Patrick Square and the Grange neighborhood.

The backup agenda said council has restricted \$2.1 million for the projects and the remaining costs will be covered under the bond depending on the terms received Sept. 14. The borrowing is based on an annual debt service payment of \$450,000.

Council will meet in executive session to review applications for the vacant city attorney position. Local attorney Mary McCormac resigned from the job in June after serving the city since January 2016.

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Clemson moving closer to construction on \$60M wastewater expansion

upstatetoday.com/news/clemson-moving-closer-to-construction-on-60m-wastewater-expansion/article_f677e4e0-5766-11ee-8b09-13fb9dcf39ee.html

Riley Morningstar

September 20, 2023



CLEMSON — Plans to expand the Pendleton/Clemson Wastewater Treatment Plant by the end of 2026 are more than halfway complete.

Clemson city administrator Andy Blondeau provided a brief update to The Journal on Tuesday afternoon on the revised \$60 million cost estimate to effectively breakdown, rebuild and expand the plant that was discussed Monday by Clemson City Council. The price increased by the original estimate of \$35 million because of inflation and scarcity of materials, according to Blondeau, leading him to provide council with an update on the project.

He said Tuesday that the city is only responsible for about a third of the project, of which another third is being paid for by \$15 million in state and federal grants that will buy equipment and materials.

“We are going to continue seeking funds,” Blondeau told council. “We’ve been to Columbia twice. We’ve met with (State) Sen. (Thomas) Alexander and the USDA (U.S. Department of Agriculture). So far, we’re finding out the USDA is not going to be a good option for us on this thing. We’re looking at going to the bond market and getting some public bonds that way. It’s going to be the most cost-effective way for us to do it but we’re still going to seek state funds.”

The plant jointly owned by the city (50 percent) and town of Pendleton (45 percent) can treat 2 million gallons of wastewater a day and serves the area east of S.C. Highway 93, which is largely residential. Anderson County owns a 5 percent share. Anderson County is on the hook for 40 percent of the upgrade and the town of Pendleton’s share is 26.7 percent, according to a signed memorandum of understanding in 2021.

Blondeau said the city was “60 percent” of the way done in moving forward and beginning construction.

Phasing option?

City utilities director Benjie McGill said it was not feasible to phase the project because of the current flow going into the facility on Woodburn Road. He said numbers have been run on cutting capacity from handling 5 million gallons of wastewater per day down to 3 million.

“By the time you get there, you’re over-allocated anyway,” McGill told council. “We would be back into construction basically as soon as we got through with construction. ...

“The most feasible thing for us to do is take the plant to 5 million because what’s going to happen is this plant is basically — instead of going from 2 million to 5 million, it’s going to go from 0 gallons to 5 million gallons. It’s basically rebuilding the plant, it’s 42 years old.”

The average daily flow is 1.2-1.3 million gallons of wastewater, McGill said, while the max flow in a month last year was 2.3 million — beyond the 2 million permitted by the S.C. Department of Health and Environmental Control.

“We’re there and we’ve been operating on an advancement (flow) agreement at Pendleton/Clemson for several years now,” McGill added. “If we were to have a boo-boo, they’d say cut everything off.”

Impact on residents and city finances

To pay for the project, water rates are proposed to increase by 9.2 percent next fiscal year, 9.1 percent again the two fiscal years following that and then 2.3 percent the final two fiscal years out to June 30, 2028. Blondeau said the rate study was adopted by council last year. The debt service coverage would drop from \$2 million to the minimum of \$1.5 million while lowering the operating cash reserves from 9 months to 6 months, according to Blondeau. He said operating cash reserves will recover to 8 months in 2028.

Whatever the financial impact is on the city and its residents, Councilman John Fulmer said Clemson had to improve on explaining why the project was critical.

"I think we've got to be better at communicating what we're doing and why we're doing it and all this because there are people in this community that, quite frankly, they don't understand, 'Well, we did it on this one part,'" he said. "It's a community and you've got Cochran Road servicing one portion and this is another portion of the city. But we're one city. I think people have got to understand that and we've got to do a better job of telling them why and how and everything else."

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5. As to the allegations of Paragraph 6 of the Complaint, PMPA admits that the ten-member Participant municipalities of PMPA are Abbeville, Clinton, Easley, Gaffney, Greer, Laurens, Newberry, Rock Hill, Union and Westminster.

6. As to the allegations of Paragraph 7, PMPA admits it has entered into two bilateral power supply agreements with each of its member Participants. The two separate contracts PMPA has with each of its Participants are the Catawba Project Power Sales Agreement (“Catawba Project Agreement”) and the Supplemental Power Sales Agreement (“Supplemental Agreement”) (collectively, the “Agreements”). Each Participant is a party only to its respective Agreements with PMPA. The Plaintiff and PMPA entered into the PMPA-Greer Catawba Project Agreement and the PMPA-Greer Supplemental Power Sales Agreement. PMPA denies all remaining allegations and strict proof thereof is demanded.

7. As to the allegations of Paragraphs 8 and 9, PMPA craves reference to and defers to the terms of the referenced Catawba Project Agreement and Supplemental Agreement; any allegations inconsistent therewith are denied and strict proof thereof is demanded.

8. As to the allegations of Paragraphs 10 and 11, PMPA craves reference to and defers to the terms of the referenced Catawba Project Agreement; any allegations inconsistent therewith are denied and strict proof thereof is demanded.

9. As to the allegations of Paragraphs 12, PMPA admits the operating license for the Catawba Nuclear Station extends to December 5, 2043.

10. As to the allegations of Paragraph 13, PMPA craves reference to the terms of the referenced Catawba Project Agreement; any allegations inconsistent therewith are denied and strict proof thereof is demanded.

11. As to the allegations of Paragraph 14, PMPA admits that in 2018 it prepared and provided its member Participants with a draft of a reaffirmation agreement and a draft of an extension agreement. Upon information and belief, Greer was provided a copy of both.

12. As to the allegations of Paragraph 15, PMPA craves reference to the terms of the document attached as Exhibit C; any allegations inconsistent therewith are denied and strict proof thereof is demanded. All other statements and allegations are denied and strict proof thereof is demanded.

13. As to the allegations of Paragraphs 16 and 17, PMPA denies the same and strict proof thereof is demanded.

14. As to the allegations of Paragraph 18, PMPA admits 9 of the Participants failed to respond one way or the other.

15. As to the allegations of Paragraph 19, PMPA craves reference to the terms of the document attached as Exhibit D; any allegations inconsistent therewith are denied and strict proof thereof is demanded. All other statements and allegations are denied and strict proof thereof is demanded.

16. As to the allegations of Paragraph 20 and 21, PMPA craves reference to the terms of the document attached as Exhibit E; any allegations inconsistent therewith are denied and strict proof thereof is demanded. All other statements and allegations are denied and strict proof thereof is demanded.

17. As to the allegations of Paragraph 22, PMPA craves reference to the terms of the document attached as Exhibit F; any allegations inconsistent therewith are denied and strict proof thereof is demanded. All other statements and allegations, including but not limited to characterizations and legal conclusions, are denied and strict proof thereof is demanded.

18. As to the allegations of Paragraph 23, PMPA craves reference to the terms of the document attached as Exhibit G; any allegations inconsistent therewith are denied and strict proof thereof is demanded. All other statements and allegations, including but not limited to characterizations and legal conclusions, are denied and strict proof thereof is demanded.

19. As to the allegations of Paragraph 24, PMPA craves reference to the terms of the document attached as Exhibit H; any allegations inconsistent therewith are denied and strict proof thereof is demanded. All other statements and allegations, including but not limited to characterizations and legal conclusions, are denied and strict proof thereof is demanded.

20. As to the allegations of Paragraph 25, PMPA denies the same and strict proof thereof is demanded.

21. As to the allegations of Paragraph 26, PMPA incorporates by reference all other statements of this Answer as if fully herein set forth.

22. As to the allegations of Paragraph 27, PMPA admits an actual and justiciable controversy exists between PMPA and Plaintiff as to their respective rights and obligation under

the PMPA-Greer Catawba Project Agreement and the PMPA-Greer Supplemental Power Sales Agreement. All other statements and allegations, including but not limited to characterizations and legal conclusions, are denied and strict proof thereof is demanded.

23. PMPA denies the allegations of Paragraph 28 and strict proof thereof is demanded.

24. As to the allegations of Paragraph 29, PMPA admits that pursuant to the Uniform Declaratory Judgment Act, S.C. Code Ann. § 15-53-10, *et. seq.*, and Rule 57 of the South Carolina Rules of Civil Procedure this Court should enter an order as to the respective rights and obligations of PMPA and Greer under the PMPA-Greer Catawba Project Agreement and the PMPA-Greer Supplemental Power Sales Agreement on the discrete question(s) raised in the Complaint. The conclusions alleged in subparagraphs (a) through (e) are matters for the Court to determine based on the terms and conditions of the Agreements.

25. As to all allegations following the term “WHEREFORE,” PMPA repeats and realleges its responsive allegations in Paragraph 24 of this Answer in response to the repeated allegations in subpart (1) and denies the allegations of subparts (2) and (3). PMPA does agree this Court should enter an order as to the respective rights and obligations of PMPA and Greer under the PMPA-Greer Catawba Project Agreement and the PMPA-Greer Supplemental Power Sales Agreement as requested in Paragraph 24 herein.

**FOR AN ADDITIONAL DEFENSE
(Additional Parties Required)**

1. Each and every allegation set forth in the preceding paragraphs is realleged and reiterated as if fully set forth herein.

2. PMPA reserves the right to assert that additional parties should be joined for just adjudication of this matter and in whose absence complete relief cannot be accorded among the named parties.

**FOR AN ADDITIONAL DEFENSE
(Reservation of the Right to Amend the Answer & Non-Waiver)**

3. Each and every allegation set forth in the preceding paragraphs is realleged and reiterated as if fully set forth herein.

4. PMPA reserves the right to amend this Answer and its affirmative defenses after investigation, discovery, and further information is disclosed, including any and all defenses

supported by the evidence proffered at trial of this matter. PMPA is not waiving any defenses that may arise during investigation, discovery, and trial of this litigation.

PRAYER FOR RELIEF

WHEREFORE, having fully answered the Complaint herein, Defendant PMPA prays that the Court enter a declaratory judgment adjudicating the respective rights and obligations of the parties on the issues joined herein, that it be awarded its reasonable attorneys' fees and costs, and for such other and further relief as the Court deems just and proper.

Respectfully submitted,

/s/ Thomas P. Gressette, Jr.

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September 22, 2023
Charleston, South Carolina

**ATTORNEYS FOR DEFENDANT
PIEDMONT MUNICIPAL POWER AGENCY**