



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

March 28, 2025

GENERAL INFORMATION

Statement of Economic Interests (SEI) for the South Carolina Ethics Commission

A reminder to all city councilmembers to file 2024 SEI's prior to noon on March 30th. The website is <https://ethics.sc.gov/>

Sewer Improvements Invitation to Bid

The City published an advertisement for bids for the second phase of the SCIIP Sewer Project, the installation of 8" gravity sewer line and manholes. Bids are due on April 9, 2025 at 2:00pm at City Hall. The advertisement can be found at www.westminstersc.org/departments/administration/#bids.

This Week in Rec: An Update from Recreation Director Herb Poole

- The Seneca Recreation Department Pre-Season Tournament is being held Wednesday through Friday. Several WRD teams will be participating.
- Volleyball games take place on weekdays, except Wednesdays, for the next several weeks.
- FoodShare delivered Wednesday to families that pre-ordered last week. There was a great deal of participation this week. Visit their Facebook page (FoodShare Pickens & Oconee) for information on how to order your fresh food box.
- Walkers continue to get their exercise in at the MD Cleveland Civic Center. They walk Mondays – Thursdays from 9 am – 10 am. Everyone is welcome to come.
- T-ball, baseball, and softball Opening Day will be Saturday April 5.

SCIIP Sewer Project

Tugaloo/McClam have begun working on Green St. The City has moved all water services to the 6" water line across the road. The 2" water main can now be removed from service to make room for the new sewer install. Contractors are replacing manholes at Green Street and Broad Street.

Anderson Park

This week the forms were set in place for the walking areas. The contractor plans to pour the concrete next week, weather permitting. Oconee County put new storm drains in the area in between the park and the library parking lot.

Horton Outdoor Recreational Area

Same as last week, the grading on the site is nearly complete. Deliveries of materials to construct the fields continued this week as well. The concession building design edits are expected to be completed and the building bid within the next two weeks. The current schedule for the concession building is to have it ready for city council consideration at its May 13, 2025, meeting.

Heirloom Farms

J&M has installed about 1000 feet of 6-inch water main down Seed Farm Rd. Installation has been slow due to other utilities. Contractors are hoping to be ready to tie into the Westminster system next week. Notice will be given in advance.

Long and Sons has completed most of the construction of the new sewer system expansion. They have minor work to complete before beginning the testing process.

Long Creek Highway Chauga River Bridge (*from Utilities Director Scott Parris*)

Two bridge columns have been constructed. No contact or change from previous weeks.

Upstate Forever Conservation Easement Monitoring Report

On March 21, 2025, Lauren Ulich, Assistant Director of Stewardship and Land Management at Upstate Forever (UF) conducted the annual monitoring of the city-owned property with an UF conservation easement. Ulich's monitoring report is attached.

Westminster Planning Commission

Nothing to report.

OJRSA

The Finance & Administration Committee and the Operations & Planning Committee met this week. The draft meeting minutes are attached for both.

Also attached is a copy of the summary for the proposed revisions to the Sewer Use Regulation (SUR) by OJRSA. Customers can also see <https://ojrsa.org/wp-content/uploads/Board-2025-2-3-Agenda-Exhibit-C-SUR-Revision.pdf> with rationale for the changes and exactly what's being modified in the SUR.

PMPA

Nothing to report.

PLEASE MARK YOUR CALENDARS

April 7, 2025 at 4:00 pm OJRSA Board Meeting at OJRSA

April 8, 2025 at 4:00 pm City Council Budget Workshop at the Westminster Fire Department

April 8, 2025 at 6:00 pm City Council Meeting at the Westminster Fire Department

April 10, 2025 at 9:00 am OJRSA Ad-hoc Feasibility Implementation Committee at OJRSA

April 15, 2025 at 8:30 am Operations & Planning Committee at OJRSA

April 17, 2025 at 10:00 am PMPA Board Meeting at PMPA

April 18, 2025 - City Offices closed in observance of Good Friday

April 22, 2025 at 9:00 am Finance & Administration Committee at OJRSA

**April 29, 2025 at 4:00 pm Called City Council Budget Workshop at the Westminster Fire Department
City Council Meeting Schedule**

January 14, 2025		6:00 PM	City Council Meeting
February 11, 2025	4:00 PM	6:00 PM	Budget Workshop/City Council Meeting
March 11, 2025	4:00 PM	6:00 PM	Budget Workshop/City Council Meeting
April 8, 2025	4:00 PM	6:00 PM	Budget Workshop/City Council Meeting
April 29, 2025	4:00 PM		Budget Workshop
May 13, 2025		6:00 PM	City Council Meeting
June 17, 2025		6:00 PM	City Council Meeting
July 8, 2025		6:00 PM	City Council Meeting
August 12, 2025		6:00 PM	City Council Meeting
September 9, 2025		6:00 PM	City Council Meeting
October 14, 2025		6:00 PM	City Council Meeting
November 18, 2025		6:00 PM	City Council Meeting
December 9, 2025		6:00 PM	City Council Meeting

Special Events Calendar

April 18, 2025 Three Crosses at Retreat Street Park

Good Friday event hosted by Cross Roads #2 Baptist Church at Retreat Street Park beginning at 5:00pm. Food and music will be apart of the community event.

May 17, 2025 Music on Main in Downtown Westminster

Westminster Music Centre presents Music on Main. Car Show will begin at 3:00.

First Friday Car Show at the Depot Parking Lot

A historic car show will take place on the first Friday of each month from April until October, except July, from 4-7pm.



2025 Annual Monitoring Visit Report

Property Name:	ChauRam Expansion
Property Alias (if any):	
Address (if any):	
County:	Oconee
Acres:	89.46
Conservation Easement Recorded On:	9/24/2015
Date of Last Monitoring Visit:	2/8/2024
Date of This Monitoring Visit:	3/21/2025
Hours Spent on Property:	1.08
Methods:	Foot
Upstate Forever Representative(s):	Lauren Ulich (1.1 Hours)

Landowner and Landowner Representatives:

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

Summary

At the start of the site visit, Kevin and I walked down to the bridge construction site to take a look at the progress. Construction is actively in progress and I observed that erosion control mats and silt fencing were in use. The bridge should be completed by June in accordance with funding stipulations. We are still actively working with SCDOT on an updated ROW.

We then hiked into the property and immediately noticed signs of disturbance on the far side of the Chauga. I waded across the river to get a better view of the potential issue and confirmed that a neighbor has violated the easement by disturbing vegetation with a forestry mulcher. We are following up with Kevin on timely and appropriate next steps.

Observations

Landowner Questions

Did the property owner or other representative meet/accompany the Upstate Forever representative(s)? Select one box.

Yes, met only. Yes, part of visit. Yes, entire visit. No

If "Yes," identify the representative and his/her relationship to the property. If "No," identify who gave permission to monitor the property and how that permission was given:

I met with Kevin Bronson, the City Administrator.

Did the landowner report a change in ownership and/or subdivision since the last monitoring visit?

Yes No

Did the landowner report exercising any reserved rights or changes on the premises in the past year? Is the landowner anticipating any changes in the coming year?

Yes No

Note the corresponding section number here, and ensure the Reserved Rights Summary document on the server has been updated.

The Highway 76 bridge replacement project should be complete by June.

Did the landowner report any issues such as encroachments, dumping, trespassing, or ecological concerns such as erosion or invasive species?

Yes No

Site Assessment

Did this property sustain damages resulting from Hurricane Helene in 2024?

Yes No

Clarifying Notes:

Flooding of the Chauga resulted in severe damage to the Highway 76 bridge. Tree damage on the property was minimal.

Indicate weather conditions. Select each box that applies and add clarifying notes, if needed.

Sunny Cloudy Precipitation Warm Hot Cool Cold Other

Current land uses (select all that apply):

Agricultural Residential Equestrian Trails Forested Hunting Fishing Public Park Hiking Biking Timber
 Mitigation Other

Select adjacent land uses:

Agricultural Residential Equestrian Commercial Forested Public Park Other

Did you observe any man-made modification or naturally-occurring disturbance to the property (such as erosion, moved earth, new ditches or filling, storm damage, new driveways or trails)?

Yes No

Describe and include associated photopoints.

See photos of bridge replacement project.

Did you observe any forestry activity (timbering, prescribed fire)?

Yes No

Did you observe any cut or disturbed vegetation (other than forestry)?

Yes No

Describe and include associated photopoints.

See description below of the 3rd party forestry mulching violation.

Did you observe impacts to the property as a result of agricultural or equestrian activities (such as livestock accessing surface waters)?

Yes No

Did you observe impacts to the property as a result from recreational activities?

Yes No

Did you observe any alterations around bodies of water (such as cut vegetation, evidence of recent planting/pruning)?

Yes No

Describe and include associated photopoints.

A forestry mulcher was used by a third party to clear underbrush within the 100 foot riparian buffer. However, a thin strip of this vegetation directly adjacent to the river was left undisturbed.

Did you observe degradation, depletion, or pollution of surface waters (such as turbidity, bad smell)?

Yes No

Did you observe any recent or ongoing construction, new structures, or new signage?

Yes No

Describe and include associated photopoints.

Ongoing bridge construction.

Did you observe any encroachments, dumping, or evidence of trespassing?

Yes No

Describe and include associated photopoints.

I observed what appeared to be vegetation disturbance along the eastern banks of the Chauga. To confirm, I waded across the river to get a better look and confirmed that approximately 1/2-1 acre of understory vegetation had been apparently mulched-- likely by a forestry mulcher. The mulching took place within the riparian buffer zone and the upland western-facing slope of the hillside adjacent to the river. Additionally, a bench was observed within the buffer. See photopoints 7-10.

Lastly, it appears as though the Barrett family are still mowing vegetation within the riparian buffer along the Chauga (photopoint 8)

Select or enter the invasive exotic plant species observed on the property, if any.

- English ivy (*Hedera helix*) Golden bamboo (*Phyllostachys aurea*) Japanese honeysuckle (*Lonicera japonica*)
- Japanese knotweed (*Fallopia japonica*) Japanese stiltgrass (*Microstegium vimineum*) Kudzu (*Pueraria montana*)
- Mimosa/silk tree (*Albizia julibrissin*) Multiflora rose (*Rosa multiflora*) Nandina (*Nandina domestica*)
- Non-native olive (*Elaeagnus pungens* or *Elaeagnus umbellata*) Privet (*Ligustrum sinense* or *Ligustrum japonicum*) Mahonia (*Mahonia bealei*)
- Bradford pear (*Pyrus calleryana*) Sericea lespedeza (*Lespedeza cuneata*) Chinese wisteria (*Wisteria sinensis*) Other None observed

Enter any additional invasive species or other notes on observations. Provide photopoints when helpful.

It is likely that a small amount of kudzu remains on the property, but it was too early in the growing season to confirm.

Did you notice the exercise of any reserved rights not mentioned by the landowner?

Yes No

Follow-Up**If any follow-up action is needed on this property, please include a brief description in the Summary.****Do you have any recommendations for restoration or enhancements of the property?**

We strongly recommend that the city reach out to the Barrett family again to discourage their continued disturbance of riparian buffer vegetation. In the post monitoring email sent in 2023, I shared suggested language to provide to the encroaching neighbors that focuses on the public benefit of intact riparian buffers.

We will follow up with the City on appropriate next steps for the third party encroachment discovered during this visit.

I attest that this report is a fair and accurate representation of the conditions of the property at the time of the visit.



Lauren Ulich, Assistant Director of Stewardship and Land Management

March 24th, 2025 at 12:29:10 PM GMT-4 by user: lmuller@upstateforever.org

Photos Taken



Photopoint 01: 34.68636, -83.15657
View along Highway 76.



Photopoint 01: 34.68636, -83.15657
View towards property corner adjacent to Mayor Ramey's property.



Photopoint 02: 34.68514, -83.15296
View towards Highway 76 bridge.



Photopoint 03: 34.68535, -83.15196
View of bridge construction project along Chauga River. Note silt fencing along the banks of the river.



Photopoint 03: 34.68535, -83.15196
Crane and bridge construction in progress.



Photopoint 03: 34.68535, -83.15196
Erosion control blanket along disturbed slope.



Photopoint 04: 34.68705, -83.15639
View of overgrown road leading into property.



Photopoint 05: 34.68888, -83.15605
Thick woody vegetation along western boundary .



Photopoint 06: 34.6893, -83.15575
Native bloodroot in bloom. Seen abundantly throughout property.



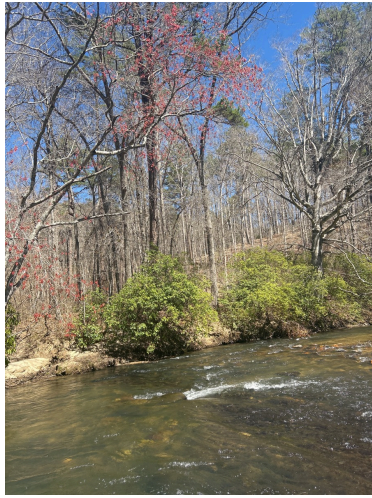
Photopoint 07: 34.69092, -83.15352
View across river towards bench and disturbance on the eastern bank of the Chauga.



Photopoint 08: 34.69104, -83.15356
Upstream view of the Chauga.



Photopoint 08: 34.69104, -83.15356
Bench.



Photopoint 08: 34.69104, -83.15356
Strip of riparian buffer vegetation intact.



Photopoint 09: 34.69122, -83.15342
Well-worn trail.



Photopoint 09: 34.69122, -83.15342
Bench.



Photopoint 10: 34.69127, -83.15316
View of mulched vegetation within riparian buffer and uphill. Disturbance estimated to be a 1/2-1 acre in size.

Visit Map

This map is not a land survey and is for general reference purposes only. Upstate Forever makes no warranty or representation as to the accuracy of this map and disclaims all responsibility for any costs or damages that may arise from its use.



- Auto Property Boundary
- Site Visit Points

Chau Ram Expansion Rights Summary

Disclaimer: This Summary does not provide a complete summary or explanation of all the reserved rights, restrictions and conditions in the Conservation Easement. Accordingly, it should not be relied on or used as a substitute for the Easement itself. To the extent that this Summary conflicts with or is inconsistent with the Easement, the Easement will govern. This summary may not include violations.

<u>Date Exercised</u>	<u>Reserved or Relinquished Right</u>	<u>Description (square footprint, etc.)</u>
	A. Public Use and Recreation Facilities:	
	3.A.1 Construct park buildings, total square footage <3,000 sq. ft., in accordance with park master plan approved by UF.	
	3.A.2 Construction within riparian buffers is limited to trails, boardwalks, benches, bridges, kiosks, and signs.	
	3.A.3 Written approval required from UF in advance of any construction activities.	
	3.A.4 Master plan can not impair conservation values of property.	
2020	3.B. Existing Structures: Maintain, repair, remove existing cabin. May also maintain, repair, remove, or expand existing fence and building constituting pump house. Pump house and associated fence may not increase more than 100% of current respective sizes.	Resolution of violation: Mr. Brian Ramey removed his cabin from the City's property to his adjoining property (2020)
	3.C. Subdividing: No subdividing.	
	3.D. Limited Commercial Activities: Commercial activities limited to recreational or lease based hunting/fishing.	
	3.D.1 Obtain written approval in advance from UF for construction of store and/or commercial activities.	
	3.D.2 Commercial store <2,000 sq. ft.	
2023	3.E. Signs: No signs allowed except for directional/trespassing/no hunting/for sale/protected property/conservation values/sponsorship signs.	No hunting sign installed on gated entrance to property (2023);
	3.F. Commercial Recreation: No commercial recreation allowed except for hunting/fishing lease, commercial tubing, and kayaking, etc.	

	<p>3.G. Protection of Riparian Buffers: Removal of trees within 100 ft of Chauga River only for trees that are dead, damaged, diseased, hazardous, or non-indigenous. Vegetation removal within 100 ft allowed to construct 2 river access points <30 ft width total, for construction and maintenance of roads, bridges, and trails (in accordance with 3L), and construction and maintenance of pedestrian and biking trails, boardwalks, observations desks, and picnic shelters (in accordance with 3.A.). Tree and vegetation removal must have written approval from UF and not impact conservation value of property.</p>	
	<p>3.H. Utility Systems: Utilities such as water, sewer, electrical, propane, solar, geothermal, wind, and communications for 3A, B, F, I, J, and L allowed. No cellular towers on site.</p>	
	<p>3.I. Forest Management: Timber harvest must comply with 3.G. and requires written forest management plan approved by UF. Removal of dangerous or diseased trees is permitted except in riparian areas and with prior written approval from UF, trees can be removed to allow emergency access, or when necessary to allow approved activities.</p>	
	<p>3.J. Public Water Supply: Construct, operate, maintain public water supply intake with written approval by UF, having the least impact to conservation values, and in accordance with current regulations.</p>	
	<p>3.K. Open Fields and Fences: Maintain current fences on site and add additional fencing. Maintain current open fields and establish and maintain additional open fields such that total open field area <5% of total acreage. Avoid or minimize adverse ecological impacts during field establishment. No new fields located in riparian buffers, no maintenance of existing fields in riparian buffers.</p>	

2025	<p>3.L. Roads, Bridges and Trails: Maintain existing roads, bridges, trails. New roads, bridges, and trails subject to Section 3G and must be approved in writing prior to construction. Trails within riparian buffers must be paved and <5ft in width. Construction of roads, bridges, and trails must not impair conservation values of protected property.</p>	<p>Ongoing repairs to the Highway 76 bridge that was irreparably damaged during Hurricane Helene (2025)</p>
	<p>3.M. Ditches and Wells: Maintain and replace ditches and wells for permitted uses as needed.</p>	
	<p>3.N. Motor Vehicles: Limited motor vehicle use. Use of vehicles on site cannot negatively impact conservational values.</p>	
	<p>3.O. Participation in Certain Government Programs: May participate in government programs for permitted uses.</p>	
	<p>3.P. No Transferable Rights: Protected property cannot be included in gross area of other property to determine density, lot coverage or open space requirements. No development rights that have been affected by the CE can be transferred except from demolition/destruction of a permitted residential building.</p>	
	<p>3.Q. Archaeological Artifacts: 30 days written notice to Grantee before digs or disturbance; return site to previous state unless to be used for education.</p>	
	<p>3.R. No Other Disturbances: No alteration of topography, dumping, removal of materials, excavating, filling, draining, diking, etc., except as may be reasonably required for permitted uses and erosion control measures in compliance with applicable laws.</p>	
	<p>3.S. Other Uses and Activities: No uses that contravene Primary Purposes of Conservation Easement.</p>	
NOTE	<p>Additional sections provide details on topics such as inspection, condemnation, transfers, notice, etc.</p>	<p>Please refer to your Conservation Easement or contact Upstate Forever at 864-250-0500.</p>



OCONEE JOINT REGIONAL SEWER AUTHORITY

Finance & Administration Committee

March 25, 2025

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

Commissioners that were present:

- Seat 5 (Walhalla): Celia Myers, Chair
- Seat 2 (Seneca): Scott Moulder
- Seat 4 (Seneca At-Large): Marty McKee
- Seat 7 (Westminster): Scott Parris

Commissioners that were not present:

- None. All Commissioners were in attendance.

OJRSA appointments and staff present were:

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

Others present were:

- None

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

B) Public Session – None.

C) Presentation and Discussion Items:

- 1. Update on Current Projects (Exhibit A)** – Mr. Eleazer reported that the OJRSA received approval from the Rural Infrastructure Authority (RIA) to execute the contract for Harper General Contractors to do the dewatering project at the plant (replacing the belt press equipment with screw presses); the contract will hopefully be signed in the next few days with electronic signatures if the RIA is good with that. This will be paid for by SCIP funds.

Mr. Moulder asked if the completed projects could be moved to a separate page or to the end. Mr. Eleazer said he has conditional formatting on the spreadsheet and doesn't have a problem moving them if it doesn't affect the formatting. This sheet was created to track projects internally.

Mr. Eleazer added that some of the projects on the projects list that have continuously shown no progress (due to time delays on equipment or materials or the design process) are finally moving forward. There are also a few projects that were decided not to do to allow for funding on other higher priority projects that may have come in over budget.

- 2. Consider Possible Increases to Impact Fees Based on Discussion at March 6, 2025 Board Meeting (Exhibit B)** – The Director reported that Mr. Daryll Parker of Willdan Financial and Mr. Lawrence Flynn of Pope Flynn (OJRSA Attorney) discussed impact fee increases at the last board meeting, and Mr. Flynn spoke about pushing the costs for growth to the existing ("ancestral") customers on the system. Mr. Eleazer also stated that Mr. Jason Gillespie proposed an impact fee of \$24.50 per gallon back in August 2023, and being the fee at that time was only \$11.25 per gallon, the board did not want to have such a tremendous jump in cost. The board agreed to raise the fees by \$4.00 per

gallon to \$15.25 per gallon. Even with the \$15.25 per gallon, the OJRSA's impact fee is based on the average water used per meter size at 150 gallons per day; however, the SC Department of Environmental Services' (SCDES) regulation for design flow is 300 gallons per day. Not only is the OJRSA charging for only half the capacity, but the OJRSA is also not charging the full amount for the half it is charging for.

Mr. Eleazer asked if the committee wanted to make a recommendation for an increase in the impact fee. Mr. Eleazer said he doesn't have a recommendation, because this is for the board to decide as this affects economic development on the one hand and existing customers on the other. Mr. Moulder stated this affects home affordability, much less economic development.

Mr. Moulder asked what it would look like if, rather than raising the rate, the OJRSA raised the gallons per lot. Mr. Moulder added he would rather point to a SCDES standard versus point to an increase in rate. Mr. Eleazer replied the SCDES standard cannot be adjusted, so a 100-home subdivision at 300 gallons is 30,000 gallons, but the OJRSA may only actually see 15,000 gallons at the plant. Mr. Moulder replied SCDES is applying the 30,000 gallons, so if the OJRSA uses the same amount, it would double the impact fee. Mr. Eleazer agreed that the fee would double. Mr. Moulder said he would rather align the gallons and keep the rate level. Mr. Parris agreed and said it would accurately reflect what's in the SCDES checkbook.

Ms. Myers asked that Mr. Gillespie be requested to update his memo with the current cost. Mr. Moulder stated that he would like Mr. Gillespie to offer an alternative for adjusting the gallons versus the rate. He would rather this be regulatory versus financial.

Mr. Eleazer said this takes the OJRSA back to the old way of calculating rates for non-residential, which was very difficult and time-consuming. Mr. Moulder and Mr. Parris both stated that the Director should not have to calculate rates as the engineer on the project should be able to report the design flow. Mr. Eleazer said for a line extension, this would not be a problem, but if sewer is already there that a business is connecting to, no flow calculations will be provided, because they don't tell SCDES anything as they don't need a construction permit from the state to build a sewer line. Mr. Parris replied that they will still have consultants designing the project. Mr. Moulder added an engineer or an architect. Mr. Parris said just ask them what their design flow is, and they should come to the OJRSA requesting a capacity flow.

Mr. Eleazer said that those design flows would be highly conservative and represent peak flow and not necessarily what they will actually use. Mr. Eleazer said he would speak to Mr. Gillespie and ask for an updated number as well as an alternative form of calculating the fees based on SCDES standards.

- 3. Priorities for Compliance and Capital Projects for FY 2026 (Exhibit C)** – The Director started by saying there was an error on Exhibit C: The Engineering/Flow Metering on the sheet should be \$40,000 for the year and not \$800,000 per year as stated.

Mr. Eleazer stated he will be putting the Speeds Creek Force Main project in the budget for Fiscal Year 2026. He added that being this will not be like-for-like replacement, a construction permit will be required. The current line is 14" ductile iron pipe which is an unusual size and hard to obtain, so the new line will most likely be 15" PVC. In addition, he and Mr. Kyle Lindsay (OJRSA Operations Director) will be putting a figure in the budget to replace equipment at the treatment plant.

Mr. Eleazer asked the committee members if they had any input or thoughts about what projects on the projects list should the OJRSA concentrate on budgeting for and beginning first for FY2026. Mr. Moulder said the priorities should be left up to the Executive Director and his staff. Ms. Myers recommended tackling the "low-hanging fruit."

D) Committee Action Items:

- **Review February and Year-to-Date Financial Reports (Exhibit D)**
Mr. Moulder made a motion, seconded by Mr. Parris, to approve the February 2025 Financial Reports as presented. The motion carried.

E) Action Items to Recommend to the Board for Consideration – None.

F) Executive Director’s Discussion and Compliance Matters:

- **Miscellaneous (If Any) – None.**

G) Committee Members’ Discussion – None.

H) Upcoming Meetings:

1. **Board of Commissioners** – Monday, April 7, 2025 at 4:00 p.m.
2. **Sewer Feasibility Implementation Ad Hoc Committee** – Thursday, April 10, 2025 at 9:00 a.m.
3. **Operations & Planning Committee** – Wednesday, April 16, 2025 at 8:30 a.m.
4. **Finance & Administration Committee** – Tuesday, April 22, 2025 at 9:00 a.m.

I) Adjourn – The meeting adjourned at 9:46 a.m.

Notification of the meeting was distributed on March 7, 2025 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

March 25, 2025 at 9:00 AM

OJRSA commission and committee meetings may be attended in person at the address listed above. The OJRSA will also broadcast meetings live on its YouTube channel at www.youtube.com/@OconeeJRSA (if there is a technical issue preventing the livestreaming of the meeting, then a recording will be published on the channel as soon as possible). For those not able to attend in person, then the OJRSA Board or Committee Chair will accept public comments by mail (623 Return Church Rd, Seneca, SC 29678) or at info@ojrsa.org. Comments must comply with the public session instructions as stated on the meeting agenda and will be received up until one hour prior to the scheduled meeting. If there is not a public session scheduled for a meeting, then comments shall not be accepted.

Agenda

- A. Call to Order** – Celia Myers, Committee Chair
- 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. Consider possible increases to impact fees based on discussion at March 6, 2025 board meeting (Exhibit B) – Chris Eleazer, Director
 - 3. Priorities for compliance and capital projects for FY 2026 (Exhibit C)– Chris Eleazer, Director
- D. Committee Action Items**
 - Review February and Year-to-Date Financial Reports (Exhibit D) – Chris Eleazer, Executive Director and Lynn Stephens, Secretary/Treasurer and Office Manager
- E. Action Items to Recommend to the Board for Consideration**
 - None
- F. Executive Director’s Discussion and Compliance Matters** – Chris Eleazer, Director
 - Miscellaneous *(if any)*
- G. Committee Members’ Discussion** – Led by Celia Myers, Committee Chair
Discussion can be related to matters addressed in this meeting or for future consideration by the Board or Committee. Voting is not permitted during this session.
- H. Upcoming Meetings** *All meetings to be held in the OJRSA Lamar Bailes Board Room unless noted otherwise.*
 - Board of Commissioners – April 7, 2025 at 4:00 PM
 - Sewer Feasibility Implementation Ad Hoc Committee – April 10, 2025 at 9:00 AM
 - Operations & Planning Committee – April 16, 2025 at 8:30 AM
 - Finance & Administration Committee – April 22, 2025 at 9:00 AM
- I. Adjourn**



Finance & Administration Committee Sign-in Sheet

Date: 3/25/25 Time: 9am Location: WWTP Board Room

NAME (Print)	POSITION/TITLE	ORGANIZATION
	NONE	

FY2025 O&M FUND PROJECTS

CONSENT ORDER ENGINEERING AND OPERATIONS AND MAINTENANCE TASKS

3/18/2025 15:36

Row #	FY 2025 O&M Project (Project # (if applicable); PM) <u>CANNOT CARRY OVER TO NEXT FISCAL YEAR WITHOUT BUDGET APPROVAL</u>	Approx % Complete	Anticipated Completion	Budget/PO/ Contract Amount (\$)	O&M PROJECT MILESTONES				Obligated/ Spent (\$)	Budget Remaining (\$)	GL Code (XXXXX = get from Office Mgr)
					Bids/RFQ/etc. Issue/Advertised	Req/Contract Signed	Started Work	Completed			
1	Consent Order 21-025-W Project: Biannual Compliance Report (CE)	0%	5/9/2025	N/A	N/A	N/A	N/A	11/8/2024	0	0	N/A
2	GIS Update and Upgrade (CE)	100%	11/10/2024	32,000	N/A	7/30/2024	8/1/2024	12/18/2024	38,641	(6,641)	Con Sys: Prof Svcs 601-02430
3	For Feasibility Study: Establish Sewer Feasibility Implementation Ad Hoc Committee (CE)	100%	11/13/2024	0	N/A	N/A	9/9/2024	11/4/2024	0	0	N/A
4	For Feasibility Study: Legal counsel prepare new governance and consolidation evaluations (CE)	100%	12/6/2024	0	N/A	N/A	9/10/2024	11/26/2024	0	0	Admin Services 501-02420
5	For Feasibility Study: Financial/Rate Cost of Service Study (CE)	100%	3/10/2025	29,800	N/A	N/A	10/21/2024	3/6/2025	20,860	8,940	Admin Services 501-02420
6	For Feasibility Study: Ad Hoc Committee to Report to Board and County its Recommendations (CE)	0%	5/13/2025	0	N/A	N/A			0	0	N/A
7	ISS PS Generator Installation (JG)	0%	3/31/2025						0	0	Conv Sys R&M: PS 601-05090
8	Coneross Creek PS Pump Control Upgrade (JG)	0%	4/30/2025	47,353	N/A Prof Services	3/6/2025			47,353	0	Con Sys R&M: PS 601-05030
9	Martin Creek PS Pump Restraint System (JG)	100%	3/31/2025	35,000	In-kind replacement	2/9/2024	7/30/2024	7/30/2024	32,017	2,983	Con Sys R&M: PS 601-05100
10	Martin Creek Storage Aerator Motor Replacement (JG)	0%	4/25/2025	12,422 also need crane	N/A OEM Equip/Svc				0	0	Con Sys R&M: PS 601-05100
11	Pelham Creek PS Manual Transfer Switch Installation (JG)	0%	4/30/2025	24,134	9/11/2024	11/6/2024			0	24,134	Con Sys R&M: PS 601-05120
12	Perkins Creek PS Wet Well Cleanout (KL, MD)	0%	12/15/2024	N/A	N/A	N/A	N/A	N/A	0	0	Con Sys R&M: PS 601-05130
13	Richland Flow Meter Station Electrical Rewiring (JG)	0%	4/30/2025	13,000	9/4/2024	11/13/2024			0	13,000	Con Sys R&M: FMS 601-04030
14	Paint Flow Meter Stations (JG)	0%	5/30/2025	3,800	2/17/2025				0	3,800	Con Sys Bldgs & Grnds 601-02550
15	Martin Creek PS/FM H2S Control ENGINEERING AND PERMITTING (KL)	0%	FY 2026	For FY 2026	For FY 2026	For FY 2026	For FY 2026	For FY 2026	0	0	Con Sys R&M: PS 601-05100
16	Southern Oconee Sewer PS/FM H2S Control STUDY (CE, KL)	90%	1/31/2025	22,500	N/A	10/31/2024	11/4/2024		14,625	7,875	Retail O&M: Prof Svcs 1301-02430
17	Martin Creek PS Basin and Southern Westminster Trunk Sewer CCTV/Clean (KL, CE)	100%	12/20/2024	264,202	6/6/2024	8/6/2024	8/6/2024	9/19/2024	237,926	26,276	Con Sys: Prof Svcs 601-02430
18	Seneca Creek FM Replacement Constr Administration/Inspect (#2023-05; CE, KL)	5%	TBD	140,000	N/A	4/29/2024	2/3/2025		4,000	136,000	O&M CIP: Con Sys 1401-06071
19	WRF Replace Disinfection System Lightning Mixer (JM)	100%	5/30/2025	49,381	12/4/2024	12/4/2024	2/27/2025	2/27/2025	49,381	0	WRF R&M 701-03000
20	WRF Util Water Pump (1 unit only)/Valve, Flow Eq Flow Control, RAS/WAS Pump/Mag Meter/Valve Install (JM)	5%	5/30/2025	362,100	RFB #2025-05 11/1/2024	1/8/2025	1/8/2025		0	362,100	WRF R&M 701-03000
21	WRF Waterproofing Admin Building Roof/Walls and Chloring Building Roof (KL)	60%	6/1/2025	125,145	RFB #2025-07 11/18/2024	1/9/2025	3/5/2025		47,793	77,353	Admin Contingency 501-02440

FY2025 O&M FUND PROJECTS

CONSENT ORDER ENGINEERING AND OPERATIONS AND MAINTENANCE TASKS

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22	WRF Paving Around Biosolids Storage Pad and Solids Processing Building (KL)	0%	5/30/2025	31,500	12/6/2024				0	31,500	WRF Bldgs & Grnds 701-02550	
23	WRF Tank & Wet Well Clanouts (Primary Splitter Box and Digester #1) (JM)	100%	2/28/2025	40,680	RFB #2025-04 10/24/2024	12/16/2024	2/17/2025	3/8/2025	0	40,680	WRF R&M 701-03000	
24	WRF Replace/Paint Walkway Handrails (continued from FY 2024) (JM)	100%	11/30/2024	N/A	N/A	N/A	As time allows	As time allows	N/A	N/A	WRF R&M 701-03000	
25	WRF Digesters/Solids Handling Tanks Grinder Rebuild (JG)	100%	10/31/2024	17,000	8/26/2024	8/26/2024	9/30/2024	10/4/2024	16,999	1	WRF R&M 701-03000	
26	WRF Biological Reactor Basin Oxidation Zone Gearbox Replacement (JM)	100%	5/30/2025	46,848	12/4/2024	12/4/2024	1/6/2025	1/28/2025	46,848	0	WRF R&M 701-03000	
27	EMERGENCY Hurricane Helene Debris Removal (KL, MM)	100%	2/28/2025	262,500	Emergnecy Procurement	1/13/2025	1/13/2025	1/24/2025	54,350	208,150	Con Sys: Prof Svcs 601-02430	
28	EMERGENCY Hurricane Helene Debris & FEMA Management (KL, MM)	60%	6/30/2025	99,000	Emer 10/18/2024 RFP 12/30/2024	Emer 10/18/2024 RFP 1/23/2025	Emer 10/18/2024 RFP 1/23/2025		0	99,000	Con Sys: Prof Svcs 601-02430	
29	Operating Agreement (Draft) for Oconee County/OJRSA I-85 Sewer O&M (CE)	0%	5/31/2025	TBD	N/A	N/A	2/3/2025		0	0		
30									0	0		
31									0	0		
TOTAL AWARDED				1,645,942	TOTAL FUNDS OBLIGATED/ACTUAL TO DATE:				610,791	1,035,151	TOTAL AWARDED BUDGET REMAINING	

FY2025 O&M FUND PROJECTS

CONSENT ORDER ENGINEERING AND OPERATIONS AND MAINTENANCE TASKS

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Row #	FY 2025 O&M Project (Project # (if applicable); PM) <u>CANNOT CARRY OVER TO NEXT FISCAL YEAR WITHOUT BUDGET APPROVAL</u>	Comp. Performing (and Project Mgr)	Notes
1	Consent Order 21-025-W Project: Biannual Compliance Report (CE)	OJRSA Chris Eleazer	DUE TO SCDES EVERY SIX MONTHS. Reports submitted: 11/14/2021, 5/9/2022, 11/10/2022, 5/9/2023, 11/9/2023, 5/10/2024, 11/8/2024. Next report due 5/10/2025.
2	GIS Update and Upgrade (CE)	Weston & Sampson Danny Gant	Project to begin updating OJRSA, Satellite Sewer System, and other User assets and information for asset management and compliance purposes. 9/18: Met with D Gant to review easement progress. 11/22: Progress meeting with D Gant. 2/17: Training today.
3	For Feasibility Study: Establish Sewer Feasibility Implementation Ad Hoc Committee (CE)	OJRSA Chris Eleazer	10/7: Discussed at board meeting. Will consider committee at next meeting. 11/4: List approved by Board. COMPLETE. Update sent to Bonnie Ammons and Sophia Mazza with RIA on 11/13. First meeting to be held 12/2.
4	For Feasibility Study: Legal counsel prepare new governance and consolidation evaluations (CE)	OJRSA Chris Eleazer	11/26: Received from Pope Flynn. COMPLETE. Shared memo with ad hoc committee at 12/2 meeting. Update sent to Bonnie Ammons and Sophia Mazza with RIA on 12/9.
5	For Feasibility Study: Financial/Rate Cost of Service Study (CE)	Willdan Daryll Parker	1/24/2025: To be presented to board on 3/6. 3/6: Presented to board. COMPLETE. Update sent to Bonnie Ammons and Sophia Mazza with RIA on 3/11. Will also update ad hoc committee at 3/13 meeting.
6	For Feasibility Study: Ad Hoc Committee to Report to Board and County its Recommendations (CE)	Ad Hoc Comm Comm Chair	
7	ISS PS Generator Installation (JG)	OJRSA OJRSA Maint	12/2: We're considering making it a portable generator. KL to speak with A Maddox to find out how to make this happen. 3/18/2025: No longer planning on making it portable and will now put it at ISS PS.
8	Coneross Creek PS Pump Control Upgrade (JG)	Border States Stuart Reynolds	9/17: Expect quote later today. 10/8: Border States came out to look at site. 11/5: Still waiting for update. 12/11: Waiting on revised quote. 2/4/2025: Waiting on new Maint Super to start. 3/18: Waiting on Border States to do site visit before set-up.
9	Martin Creek PS Pump Restraint System (JG)	TBD	Ordered during FY 2024 but did not receive until FY 2025. 7/15/2024: Ordered as in-kind unit with new pump head assembly. 7/30: COMPLETE
10	Martin Creek Storage Aerator Motor Replacement (JG)	OJRSA OJRSA Maint	12/11: Ordered. Expected to arrive in January. \$11,243 for motor, need to rent crane. 1/7/2025: Motor to be delivered tomorrow. Likely need to contract out install. 2/4: Delivery will now be April. Total cost \$12,422.
11	Pelham Creek PS Manual Transfer Switch Installation (JG)	Mason Electric TBD	11/4. Approved low bid for equipment and installation. 12/11: Ordered. We purchased ATS for WW Williams (5,664). Mason will do install (\$18,470). 2/4/2025: KL will call to make sure they have us on schedule. 2/17: Scheduled 3/25.
12	Perkins Creek PS Wet Well Cleanout (KL, MD)	TBD	8/6: Will need to bid. Will do with splitter box and digeter #1. 9/3: KL nearly complete with RFB. 9/17: After further evaluation, do not need to perform and money will be better spent on Coneross PS. REMOVED.
13	Richland Flow Meter Station Electrical Rewiring (JG)	Davis Power TBD	9/3: Staff met with electrician last week to get quote. 9/17: Waiting on 1 more quote. 11/5: Approved low bid. 12/11: Waiting on contractor to begin work. 2/4/2025: KL will call to make sure they have us on schedule. 2/17: Scheduled 3/31.
14	Paint Flow Meter Stations (JG)	TBD	9/3: Waiting on quotes. 9/17: Need 2 more quotes. 11/5: Still waiting on quotes. 12/11: Met with painters for stations. 2/5/2025: Received low bid. Will schedule soon. 2/17: Received quotes. Will award - \$3,800. 3/18: Scheduled 4/18.
15	Martin Creek PS/FM H2S Control <u>ENGINEERING AND PERMITTING</u> (KL)	Garver Will Nading	9/3: KL to reach out to Garver for next steps. 9/17: Need to determine permanent fix to this and where it goes in overall OJRSA priority list. 10/10: Spoke with W Nading and he is putting together scope. 11/4: OJRSA will need to publicly solicit work (est. \$140,000)
16	Southern Oconee Sewer PS/FM H2S Control <u>STUDY</u> (CE, KL)	Garver Will Nading	Project #2025-06 1/31: Received draft report. 2/10: Provided comments to Garver. 3/3: Sent message asking for update. 3/18: Haven't received update, called Nading and scheduled visit for next week.
17	Martin Creek PS Basin and Southern Westminster Trunk Sewer CCTV/Clean (KL, CE)	Secure Sewer & Svc Michael Bevelle	10/1: All contracted work is complete. OJRSA staff have to finish inspecting manholes and smoketest. 12/5: Finished additional work. 1/17: Smoke testing complete by OJRSA. COMPLETE.
18	Seneca Creek FM Replacement Constr Administration/Inspect (#2023-05; CE, KL)	GMC Daniel Mosher	Reimbursible by Fountain Residential Properties LLC per agreement. 11/4: Board approved Corrective Easement for force main. 1/17/2025: Preconstruction meeting scheduled for 1/29. 2/3: Contractor began mobilization.
19	WRF Replace Disinfection System Lightning Mixer (JM)	OJRSA OJRSA Maint	10/14: Receive updated quote but it did not include upper bearing cost. 12/11: Ordered and expect to receive in February. \$44,432. Still need motor, which is easy to get. 2/4: Delivery date at end of February. 2/27: COMPLETE.
20	WRF Util Water Pump (1 unit only)/Valve, Flow Eq Flow Control, RAS/WAS Pump/Mag Meter/Valve Install (JM)	Cove Utility Jeff Caffrey	1/8/2025: Board approved earlier in week, executed agreement. 1/10: Longer lead items have been ordered by Cove. 2/17: Cove verified items at site. Everything has now been ordered. 3/18: Waiting on equipment to arrive.
21	WRF Waterproofing Admin Building Roof/Walls and Chloring Building Roof (KL)	CE Bourne Kenneth Fennell	To be funded with O&M Contingency \$110,145 plus owner contingency of NTE\$15,000. 2/13: Pre-con meeting held. Items are now on order. 3/5: Started work on chlorine building. Once finished, will work on admin bldg. 3/10: Began work on admin bldg.

FY2025 O&M FUND PROJECTS

CONSENT ORDER ENGINEERING AND OPERATIONS AND MAINTENANCE TASKS

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22	WRF Paving Around Biosolids Storage Pad and Solids Processing Building (KL)	TMS Asphalt TBD	9/17: May need this money for dewatering project concrete. 10/14: KL cannot get anyone to return calls or come see site. Will need to begin again. 12/11: Have 3 quotes, will award soon. 2/4/2025: Have awarded. 2/17: Work to be done in March or April.
23	WRF Tank & Wet Well Clanouts (Primary Splitter Box and Digester #1) (JM)	Greenstone Const TBD	10/18: KL finalizing draft solicitation for bid. 10/24: Ad on SCBO. 11/26: Issued Addendum #1. 12/4: Received bids. Low bid--Greenstone Construction. 12/16: Contract executed. 2/17/2025: Started work on Digester 1. 3/8: COMPLETE .
24	WRF Replace/Paint Walkway Handrails (continued from FY 2024) (JM)	TBD	8/6: Purchased more paint. 10/14: Front end of plant complete. Now painting some items on back end of plant.
25	WRF Digesters/Solids Handling Tanks Grinder Rebuild (JG)	TBD	8/6: Getting updated quotes. 9/3: Has been ordered. 9/17: Rebuild kit arrived last week. 10/4: COMPLETE .
26	WRF Biological Reactor Basin Oxic Zone Gearbox Replacement (JM)	OJRSA OJRSA Maint	9/17: Need updated quote for this and WRF Disinfection System Lightning Mixer. 10/14: KL to review. 12/11: Ordered. \$42,187. Still need motor, which is easy to get. 1/28/2025: COMPLETE .
27	EMERGENCY Hurricane Helene Debris Removal (KL, MM)	Strick's Forestry Donald Strickland	Contract not to exceed \$262,500. Grinding/removing debris from OJRSA easements. 1/24/2025: COMPLETE .
28	EMERGENCY Hurricane Helene Debris & FEMA Management (KL, MM)	ICF Incorporated Larry Hughes	Have multi-term contract with ICF Incorporated LLC (1/23/2025 through 1/23/2028 with possibility for extension Contract NTE \$99K/FY. 2/12/2025: Cat A debris removal documentation presented to FEMA. 3/18: FEMA did site visit.
29	Operating Agreement (Draft) for Oconee County/OJRSA I-85 Sewer O&M (CE)	Bryan Kelley & Michael Traynham	
30			
31			

FY2025 RESTRICTED FUND PROJECTS

PROJECTS MAY CARRY ACROSS BUDGET YEARS

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Row #	Restricted Fund Projects (Project Manager)	OJRSA Project #	Approx % Complete	Anticipated Completion	OJRSA Funding Amount (\$)	Max Funding by Others (\$)	PO/Contract Amount (\$)	RESTRICTED FUND PROJECT MILESTONES				Obligated/ Spent Curr + Prev Years (\$)	Budget Remaining (\$)	GL Code (XXXXX = get from Office Mgr)	Comp. Performing (and Project Mgr)
								Bids/RFQ/etc. Issue/Advertised	PO/Contract Signed	Started Work	Completed				
A	Consent Order SSES/Rehab 2022 CONSTRUCTION SCIIP MATCH (CE, KL)	2024-02	100%	4/30/2024	351,291	0	351,291	7/28/2023	10/17/2023	12/4/2023	7/15/2024	316,577	34,714	PROJ & CONT 1501-09008	Tugalo Pipeline Ed Hare
B	Consent Order SSES/Rehab 2023 ENGINEERING SCIIP MATCH (CE, KL)	2024-08	75%	9/29/2025	398,000	0	398,000	N/A	9/15/2023	10/3/2023		204,585	193,415	PROJ & CONT 1501-09009	WK Dickson Priya Verravalli
C	Consent Order SSES/Rehab 2023 CONSTRUCTION SCIIP GRANT (CE, KL)		3%	9/29/2025	0	4,076,461	4,076,461	8/14/2024	11/20/2024	1/27/2025		0	4,076,461	PROJ & CONT 1501-09009	Frank Brinkley Bio-Nomic Services
D	Dewatering Equipment Replacement ENGINEERING SCIIP MATCH (KL)	2024-06	75%	PHASE II 6/30/2026	440,300	0	440,300	9/15/2023	12/19/2023	1/11/2024		213,249	227,051	PROJ & CONT 1501-09011	KCI Technologies Tom Vollmar
E	Dewatering Equipment Replacement CONSTRUCTION SCIIP GRANT (KL)		5%	PHASE II 6/30/2026	0	4,201,858	30,000	3/22/2024	7/30/2024	7/26/2024		0	30,000	PROJ & CONT 1501-09011	Harper GC Justin Jones
F	Exit 4/Oconee Manufacturing Park ("Sewer South Phase III") PS/Sewer ENGINEERING (CE)	TBD	99%	11/1/2024	0	0	N/A OCONEE CO PROJ	N/A OCONEE CO PROJ	N/A OCONEE CO PROJ	Sometime in 2022		0	0	TBD	Thomas & Hutton Lee Brackett
G	Flat Rock PS Replacement ENGINEERING/CONST SVCS SCIIP MATCH (CE)	2022-03	100%	10/23/2024	177,800	0	177,800	2/14/2022	7/5/2055	7/1/2022	10/10/2024	151,548	26,252	PROJ & CONT 1501-09005	KCI Technologies Tom Vollmar
H	Flat Rock PS Replacement CONSTRUCTION SCIIP GRANT (CE)	2024-03	100%	9/30/2024	0	1,321,656	1,321,656	6/7/2023	8/29/2023	3/25/2024	8/27/2024	1,321,656	0	PROJ & CONT 1501-09005	Cove Utilities Jeff Caffery
I	Oconee County & Western Andeson County Sewer Master Plan (CE)	2022-01	100%	6/3/2024	217,800	100,000	317,800	N/A	8/9/2023	9/12/2023	7/1/2024	317,476	324	PROJ & CONT 1501-09007	Weston & Sampson Kip Gearhart
J	Regional Sewer Feasibility Study RIA GRANT (CE)	2024-01	100%	11/29/2024	0	100,000	100,000	5/26/2023	10/10/2023	11/8/2023	9/9/2024	100,000	0	PROJ & CONT 1501-09010	WK Dickson Angie Mettlen
K	I-85 Corridor Phase II ENG/INSPECT SVCS COUNTY FUNDED (CE)	2019-XX	99%	10/31/2024	0	480,850	480,850	Inherited from Oconee Co	5/4/2023	5/4/2023		392,859	87,991	SSF: CIP 1401-06050	Davis & Floyd John Reynolds
L	I-85 Corridor Phase II CONSTRUCTION EDA/RIA/COUNTY FUNDED (CE)	2023-06	100%	10/31/2024	0	12,311,447	11,687,329	9/27/2022	3/23/2023	6/1/2023	2/4/2025	11,687,329	(0)	SSF: CIP 1401-06050	Kevin Moorhead Moorhead Construct
M	Martin Creek PS Basin Trunk Sewer CCTV Engineer Review (KL, CE)	2025-03	90%	3/31/2025	96,000	0	96,000	Consent Order Prof Svcs	9/30/2024			24,488	71,512	PROJ & CONT 1501-09012	Priya Verravalli WK Dickson
N	Southern Westminster Basin Trunk Sewer CCTV Engineer Review (KL, CE)	2025-03	90%	3/31/2025	76,000	0	76,000	Consent Order Prof Svcs	9/30/2024			23,790	52,210	PROJ & CONT 1501-09012	Priya Verravalli WK Dickson
O	Martin Crk PS Basin Flow Study and Compare to Perkins Crk PS Basin to Quantify I/I (CE)	2025-03	10%	3/31/2025	45,000	0	45,000	Consent Order Prof Svcs	9/30/2024			9,815	35,185	PROJ & CONT 1501-09013	Priya Verravalli WK Dickson
P	Speeds Creek PS Force Main Replacement ENGINEERING (CE, KL)	TBD	0%	TBD								0	0	PROJ & CONT 1501-TBD	TBD
Q	Speeds Creek PS Force Main Replacement CONSTRUCTION (CE, KL)		0%	TBD									0	0	PROJ & CONT 1501-TBD
R	I-85 Corridor Phase II Streambank Stabilization & Welcome Center Waterline (CE)	2019-XX	0%	TBD	0	78,650	78,650	Contract Amend #3	2/20/2025			0	78,650	SSF: CIP 1401-06050	Davis & Floyd John Reynolds
S			0%									0	0		
T			0%									0	0		
U			0%									0	0		
V			0%									0	0		
W			0%									0	0		
X			0%									0	0		
Y			0%									0	0		
Z			0%									0	0		
					1,802,191	22,670,922	19,677,137	TOTAL RESTRICTED FUNDS OBLIGATED/ACTUAL TO DATE:				14,763,372	4,913,765	TOTAL AWARDED BUDGET REMAINING	

FY2025 RESTRICTED FUND PROJECTS

PROJECTS MAY CARRY ACROSS BUDGET YEARS

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Row #	Restricted Fund Projects (Project Manager)	Notes
A	Consent Order SSES/Rehab 2022 CONSTRUCTION SCIIP MATCH (CE, KL)	Carryover from FY 2023 OJRSA CONG: \$40,000 . 5/20: COMPLETE. Used \$6,785.98 of budgeted/approved Owner Contingency for additional concrete work on final repair.
B	Consent Order SSES/Rehab 2023 ENGINEERING SCIIP MATCH (CE, KL)	PO/Contract Amount includes \$700,000 owner contingency 11/20: Pre-con held today. NTP for 1/2/2025. Bio-Nomic to send out construction schedule and shop drawings for engineer review. 1/21/2025: Bio-Nomic was scheduled to start this week but delayed one week due to incoming winter weather. 1/27: Began CCTV work. 3/5: Pre-CCTV work is complete and in process of review. 3/11: Engineer says project is behind schedule. 3/18: \$0 change order processed to allow for schedule modification
C	Consent Order SSES/Rehab 2023 CONSTRUCTION SCIIP GRANT (CE, KL)	11/7: Authorized KCI to use \$3,000 of project contingency for redoing layout for Schwing presses. 12/2: Signed Construction Permit Application, etc. 1/6/2025: Received 90% plans, Jackson Electric visited site to assess. 1/22: Received SCDES construction permit application payment request of \$550. 2/4: Board approved contracts. Signed, submitted stormwater permit application. 3/10: Received feedback from SCRIA on contract. KCI will need to oversee a few items and respond.
D	Dewatering Equipment Replacement ENGINEERING SCIIP MATCH (KL)	2/19: G Hart mentioned that he found that A Brock had submitted it and they haven't heard anything from SCDES yet. 3/18: Issued revised Conditional Acceptance letter to A Brock for her to send to T&H if she agreed with conditions.
E	Dewatering Equipment Replacement CONSTRUCTION SCIIP GRANT (KL)	9/3: Rain over weekend caused washing. Contractor to better stabilize area. 9/17: Cove/KCI have identified some solutions for stabilization. 9/18: Received SCDES Permit to Operate. Need record drawings, electronic files, site stabilization completion, etc. 10/10: Received final engineering invoice. 10/14: Received GIS information. COMPLETE. Retained approx. \$26,252 for PM and inspection funds not used, making OJRSA funding amount \$151,548.
F	Exit 4/Oconee Manufacturing Park ("Sewer South Phase III") PS/Sewer ENGINEERING (CE)	To continue under #2022-01 (Fair Play and Townville Area Sewer Basin Plan). 6/26: Provided W&S comments on draft. Have received 1/2 of "grant" for study. 7/1: Presented to Board and report finalized and put on website. 8/5: Board adopted. COMPLETE.
G	Flat Rock PS Replacement ENGINEERING/CONST SVCS SCIIP MATCH (CE)	8/5: Presented to Board as draft. Needs to be finalized. Will be considered 9/9. 9/9: Board approved. Next phase is implementation. This will be tracked in FY2025 O&M Projects. COMPLETE. 10/31: Received RIA Grant Close Out Letter.
H	Flat Rock PS Replacement CONSTRUCTION SCIIP GRANT (CE)	2/5: Still need GIS from D&F. 2/5: Received message from A Brock saying county approved Amendment #3 contract for streambank stabilization and water line. She will sign. Amount-\$78,650. 2/6: Received update letter from Justin Brooks w/ Moorhead. 2/26: Received SCRIA Final Closeout letter. 3/5: Signed , submitted Stormwater Notice of Termination
I	Oconee County & Western Andeson County Sewer Master Plan (CE)	1/2/2025: KL to see if it is complete or if they still need smoke test info. Need to now look at flow study analysis. 1/9: Received prelim report from WKD. Will review and provide comments. 1/27: Provided comments to Priya.
J	Regional Sewer Feasibility Study RIA GRANT (CE)	1/2/2025: Engineer now has all CCTV data. They still need smoke testing. 1/27: Provided smoke test data to engineer. 3/11: Prefinal report expected for comments by end of week. 3/18: Received draft report for review.
K	I-85 Corridor Phase II ENG/INSPECT SVCS COUNTY FUNDED (CE)	12/12: Rainfall event on 12/10 considered first qualifying event. WKD continuing to monitor flow meters. 12/27: Second qualifying rain event. 2/12/2025: This is possibly the 3rd qualifying event. WKD is assessing data.
L	I-85 Corridor Phase II CONSTRUCTION EDA/RIA/COUNTY FUNDED (CE)	CONSENT ORDER ITEM 7/15/2024: As identified in the 20 Year Master Plan, this force main should be replaced with similar sized pipe. 2/3/2025: Mentioned during board meeting that we had another break on line and it was mentioned that OJRSA will have to begin design during next fiscal year. B Faires asked to have this added as an agenda item for O&P Comm meeting.
M	Martin Creek PS Basin Trunk Sewer CCTV Engineer Review (KL, CE)	2/10/2025: Received signed agreement from A Brock, CE executed agreement and sent to D&F. 2/10: Roger Sears responded to R Love's email saying water line will need to be handled through encroachment process.
N	Southern Westminster Basin Trunk Sewer CCTV Engineer Review (KL, CE)	
O	Martin Crk PS Basin Flow Study and Compare to Perkins Crk PS Basin to Quantify I/I (CE)	
P	Speeds Creek PS Force Main Replacement ENGINEERING (CE, KL)	
Q	Speeds Creek PS Force Main Replacement CONSTRUCTION (CE, KL)	
R	I-85 Corridor Phase II Streambank Stabilization & Welcome Center Waterline (CE)	
S		
T		
U		
V		
W		
X		
Y		
Z		

Example: 100 home subdivision (As discussed during February 20, 2024 Finance & Administration (F&A) Committee meeting)

The costs in the example below are based on the current impact fees collected by OJRSA for treatment plant capacity expansion and upgrades only, not those associated with the conveyance system improvements necessary to deliver additional flow due to growth. This calculation to determine the “Treatment Only” portion of current \$15.25/gallon total impact fee¹ is:

$$\frac{\$15.25 \text{ per gallon}}{1.25\%} = \$12.20 \text{ per gallon for Treatment Only}$$

OJRSA METHOD OF CALCULATING TREATMENT ONLY IMPACT FEES DUE

OJRSA Impact Fee Policy uses a calculation that generally says that homes with a 2-inch water meter use 150 gallons per day (gpd).

$$100 \text{ Homes} \times 150 \frac{\text{gpd}}{\text{meter}} = 15,000 \text{ gpd for subdivision}$$

The total “Treatment Only” portion of the impact fees of \$12.20 per gallon per water meter is \$183,000.

$$\frac{\$12.20}{\text{gal}} \times 15,000 \text{ gpd} = \$183,000 \text{ collected for development}$$

SC DEPARTMENT OF ENVIRONMENTAL SERVICES (SCDES) METHOD OF CALCULATING TREATMENT ONLY IMPACT FEES DUE

SCDES Regulation 61-67 Appendix A says subdivisions are to be constructed using 300 gpd, not 150 gpd like OJRSA uses based on its Impact Fee Policy.

$$100 \text{ Homes} \times 300 \frac{\text{gpd}}{\text{meter}} = 30,000 \text{ gpd for subdivision}$$

The total “Treatment Only” portion of the impact fees of \$12.20 per gallon per water meter is \$366,000 **BUT** if were to use the approximate cost of \$19.60 per gallon for plant expansion as presented by Weston & Sampson (W&S) to the OJRSA F&A Committee on September 26, 2023, the cost to expand the treatment facility would be \$570,000.²

$$\frac{\$12.20}{\text{gal}} \times 30,000 \text{ gpd} = \$366,000 \text{ (based on OJRSA fee)}$$

$$\frac{\$19.60}{\text{gal}} \times 30,000 \text{ gpd} = \$588,000 \text{ (W&S suggested fee)}$$

There is a difference (deficit) of \$387,000 between what the OJRSA is collecting in impact fees for this development and what the projected cost will be to add the SCDES-based flow to the treatment facility via plant expansion. The calculation below does not include costs for conveyance system improvements, which are estimated by consultant to cost additional \$4.90/gallon in the W&S August 2023 memo.

\$183,000 collected by OJRSA – \$588,000 needed to add SCDHEC R. 61 – 67 Appendix A capacity per home = **-\$405,000**

$$\text{[Per home: } \left(\frac{\$12.20}{\text{gal}} \times 150 \frac{\text{gpd}}{\text{meter}} \right) - \left(\frac{\$19.60}{\text{gal}} \times 300 \frac{\text{gpd}}{\text{home}} \right) = \$1,830 \text{ collected by OJRSA method} - \$5,880 \text{ per DHEC \& W\&S method} = \mathbf{-\$4,050/home}$$

¹ As approved by OJRSA Board of Commissioner on October 2, 2023.

² W&S suggested \$19.60 per gallon for Treatment Plant Improvements and an additional 25% above this for Conveyance System Improvements (equal to an additional \$4.90 per gallon) needed to accommodate growth as stated in its August 21, 2023 memo to the OJRSA as presented to F&A Committee on September 26, 2023. Total recommended cost was \$24.50 per gallon.



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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)	Powersville 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 Powersville 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	\$2,500	\$1,200	\$4,500	\$600	\$1,500	\$2,500	\$2,060	\$1,500
	1"	\$4,100	\$5,000	\$1,200	\$4,500	\$600	\$6,240	\$2,500	\$3,508	\$4,500
Commercial / Industrial	5/8"	\$2,500	\$2,500	\$1,200			\$1,500		\$1,733	\$1,500
	3/4"	\$2,500	\$5,500				\$1,500		\$3,250	\$3,250
	1"	\$7,000	\$15,300	\$3,000			\$6,240		\$5,580	\$6,240
	1 1/2"	\$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.

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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.

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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

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SECTION 1 – ADOPTION

The *OJRSA Impact Fee Policy* (the “Impact Fee Policy” or “Policy”) shall become effective in accordance with OJRSA Resolution 2024-04. 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

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	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.

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- 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

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October 2, 2023

- 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.

OJRSA Impact Fee Policy

October 2, 2023

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	10/02/2023	Initial issue of comprehensive <i>OJRSA Impact Fee</i> by <i>OJRSA Resolution 2024-04</i> .

OCONEE JOINT REGIONAL SEWER AUTHORITY 20-YEAR CAPITAL IMPROVEMENT PLAN & REHABILITATION PLAN

Includes projects identified in *Oconee County & Western Anderson County Sewer Master Plan Scenario 4* as recommended by Weston & Sampson/Bolton & Menk (2024) and known/anticipated O&M and rehabilitation projects. All costs in **July 2024 Dollars**.

December 2024 (priorities updated February 2025)

Priorities -- 1A: Critical O&M/Consent Order with No/Limited Growth **1B:** Critical O&M/Consent Order with More Significant Growth

PRIORITY	PROJECT	LOCATION	FUNDING SOURCE	FISCAL YEAR(S)	CONSENT ORDER	TOTAL COST (\$)
1A	Systemwide Improvements (Rehab 100% of System Plus Misc. Gravity Sewer Improvements)	Conveyance	Primary Debt	ALL YEARS = \$1,228,750/Yr	YES	1,228,750
	CCTV/Cleaning	Conveyance	Annual (O&M)	ALL YEARS = \$200,000/Yr	YES	200,000
	Engineering/Flow Metering	Conveyance	Annual (O&M)	ALL YEARS = \$800,000/Yr	YES	800,000
	GIS/Mapping	Conveyance	Annual (O&M)	ALL YEARS = \$29,550/Yr	YES	29,550
	Choestoea Creek PS Replacement	Conveyance	Cash &/or Debt	2026-2027	YES	2,887,500
	Speeds Creek Force Main Replacement	Conveyance	Cash &/or Debt	2026-2027	YES	2,713,000
	Coneross Influent PS Replace Soft Starts	WRF	Annual (O&M)	2026	No	104,650
	Primary Clarifiers: Prim Clarifier Sludge #3 Pump Replacement	WRF	Annual (O&M)	2026	No	30,000
	Pelham Creek PS Replacement CAN BE ELIMINATED BY DAVIS CREEK SEWER PROJECT	Conveyance	Cash &/or Debt	2026-2027	No	2,000,000
	Aeration: Gate Replacements	WRF	Cash &/or Debt	2026-2027	No	300,000
	Aeration: Motor Repair / Replacement	WRF	Cash &/or Debt	2026-2027	No	107,620
	Biological Reactor Basin: Valve / Gate Replacements	WRF	Cash &/or Debt	2026-2027	No	293,020
	Digesters / Sludge Holding Tanks: Mixer Replacement for #1	WRF	Cash &/or Debt	2026-2027	No	273,000
	Digesters / Sludge Holding Tanks: Replace Blowers	WRF	Cash &/or Debt	2026-2027	No	560,300
	Electrical: Backup Power - Portable Generator Connection (inc. Engineering)	WRF	Cash &/or Debt	2026-2027	No	212,875
	Flow Equalization & Storage: Day Tank Mixing and Control Equipment	WRF	Cash &/or Debt	2026-2027	No	232,473
	Secondary Clarifiers: Rebuild / Replace Mechanical Equipment	WRF	Cash &/or Debt	2026-2027	No	375,800
Perkins Creek PS Replacement	Conveyance	Primary Debt	2026-2027	YES	6,930,000	
Milbrook PS Upgrade CAN BE ELIMINATED BY DAVIS CREEK SEWER PROJECT	Conveyance	Cash &/or Debt	2026-2027	No	2,000,000	
Martin Creek H2S Control	Conveyance	Cash &/or Debt	2026-2027	No	1,000,000	
Seneca Creek PS Upgrade POSSIBLE ELIMINATION BY DAVIS CREEK SEWER PROJECT	Conveyance	Primary Debt	2026-2027	No	3,750,000	
						\$26,028,538
						All Priority 1A and 1B projects for FY 2026 and FY2026+FY2027

See reverse for Priority 1A and 1B sorted by funding source

BY FUNDING SOURCE THEN CONSENT ORDER		COST (\$)
Annual (O&M)		1,164,200
No		134,650
	Coneross Influent PS Replace Soft Starts	104,650
	Primary Clarifiers: Prim Clarifier Sludge #3 Pump Replacement	30,000
YES		1,029,550
	CCTV/Cleaning	200,000
	Engineering/Flow Metering	800,000
	GIS/Mapping	29,550
Cash &/or Debt		12,955,588
No		7,355,088
	Aeration: Gate Replacements	300,000
	Aeration: Motor Repair / Replacement	107,620
	Biological Reactor Basin: Valve / Gate Replacements	293,020
	Digesters / Sludge Holding Tanks: Mixer Replacement for #1	273,000
	Digesters / Sludge Holding Tanks: Replace Blowers	560,300
	Electrical: Backup Power - Portable Generator Connection (inc. Engineering)	212,875
	Flow Equalization & Storage: Day Tank Mixing and Control Equipment	232,473
	Martin Creek H2S Control	1,000,000
	Millbrook PS Upgrade CAN BE ELIMINATED BY DAVIS CREEK SEWER PROJECT	2,000,000
	Pelham Creek PS Replacement CAN BE ELIMINATED BY DAVIS CREEK SEWER PROJECT	2,000,000
	Secondary Clarifiers: Rebuild / Replace Mechanical Equipment	375,800
YES		5,600,500
	Choestoea Creek PS Replacement	2,887,500
	Speeds Creek Force Main Replacement	2,713,000
Primary Debt		11,908,750
No		3,750,000
	Seneca Creek PS Upgrade POSSIBLE ELIMINATION BY DAVIS CREEK SEWER PROJECT	3,750,000
YES		8,158,750
	Perkins Creek PS Replacement	6,930,000
	Systemwide Improvements (Rehab 100% of System Plus Misc. Gravity Sewer Improvements)	1,228,750
Grand Total		26,028,538

Oconee Joint Rsa
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Revenue Report
Level 4 Summary for February 2025

010 OJRSA FUND
004 REVENUE
00401 REVENUE

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								
00401 REVENUE								
01770 CONNECTION FEES	\$0.00	\$0.00	\$0.00	\$0.00	0	\$3,552.20	0	(\$3,552.20)
01790 UNRESTRICTED INTEREST	\$25,000.00	\$0.00	\$25,000.00	\$15,713.53	63	\$99,275.45	397	(\$74,275.45)
01820 GRANTS	\$0.00	\$0.00	\$0.00	\$0.00	0	\$1,305,492.29	0	(\$1,305,492.29)
01830 HAULED WASTE SVCS	\$213,308.00	\$0.00	\$213,308.00	\$18,315.00	9	\$139,362.30	65	\$73,945.70
01840 OTHER REVENUE	\$158,622.00	\$0.00	\$158,622.00	\$3,156.30	2	\$15,861.10	10	\$142,760.90
01880 CAPACITY FEES	\$0.00	\$0.00	\$0.00	\$0.00	0	(\$3,400.00)	0	\$3,400.00
01910 USER FEES	\$5,717,028.00	\$0.00	\$5,717,028.00	\$515,527.30	9	\$4,070,964.82	71	\$1,646,063.18
Total Revenue	\$6,113,958.00	\$0.00	\$6,113,958.00	\$552,712.13	9	\$5,631,108.16	92	\$482,849.84
00801 PRETREATMENT								
01850 INDUSTRIES	\$174,852.00	\$0.00	\$174,852.00	\$16,523.47	9	\$130,495.06	75	\$44,356.94
Total Pretreatment	\$174,852.00	\$0.00	\$174,852.00	\$16,523.47	9	\$130,495.06	75	\$44,356.94
01001 CAPITAL REPLACEMENT								
01880 CAPACITY FEES	\$5,000.00	\$0.00	\$5,000.00	\$3,400.00	68	\$3,400.00	68	\$1,600.00
Total Capital Replacement	\$5,000.00	\$0.00	\$5,000.00	\$3,400.00	68	\$3,400.00	68	\$1,600.00
01101 IMPACT FEES								
01780 RESTRICTED INTEREST	\$100,000.00	\$0.00	\$100,000.00	\$25,554.51	26	\$160,334.85	160	(\$60,334.85)
01880 CAPACITY FEES	\$1,000,000.00	\$0.00	\$1,000,000.00	\$6,900.00	1	\$455,000.00	46	\$545,000.00
01930 UNUSED CAPACITY FEES	\$150,000.00	\$0.00	\$150,000.00	\$28,349.45	19	\$93,339.99	62	\$56,660.01
Total Impact Fees	\$1,250,000.00	\$0.00	\$1,250,000.00	\$60,803.96	5	\$708,674.84	57	\$541,325.16
01201 CONTRACT OPERATIONS								
01900 INTERGOV. REIMBURSEMENT	\$44,072.00	\$0.00	\$44,072.00	\$0.00	0	\$37,837.15	86	\$6,234.85
Total Contract Operations	\$44,072.00	\$0.00	\$44,072.00	\$0.00	0	\$37,837.15	86	\$6,234.85
01301 RETAIL SERVICES								
01780 RESTRICTED INTEREST	\$0.00	\$0.00	\$0.00	\$5,990.08	0	\$11,915.05	0	(\$11,915.05)
01821 GRANTS - SEWER SOUTH	\$0.00	\$0.00	\$0.00	\$0.00	0	\$2,411,022.50	0	(\$2,411,022.50)
01880 CAPACITY FEES	\$0.00	\$0.00	\$0.00	(\$3,400.00)	0	\$0.00	0	\$0.00
01900 INTERGOV. REIMBURSEMENT	\$0.00	\$0.00	\$0.00	\$0.00	0	\$89,910.82	0	(\$89,910.82)
Total Retail Services	\$0.00	\$0.00	\$0.00	\$2,590.08	0	\$2,512,848.37	0	(\$2,512,848.37)
Total REVENUE	\$7,587,882.00	\$0.00	\$7,587,882.00	\$636,029.64	8	\$9,024,363.58	119	(\$1,436,481.58)
Total OJRSA FUND	\$7,587,882.00	\$0.00	\$7,587,882.00	\$636,029.64	8	\$9,024,363.58	119	(\$1,436,481.58)
TOTAL ALL FUNDS	\$7,587,882.00	\$0.00	\$7,587,882.00	\$636,029.64	8	\$9,024,363.58	119	(\$1,436,481.58)

Expenditure Report

Oconee Joint Rsa
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Level 4 Summary for February 2025

010 OJRSA FUND
005 EXPENSES
00501 ADMINISTRATION

Accounts	Budget Appropriation	Supplemental Appropriation	Current Pd Expenditures	Curr Pct	Year To Date Expenditures	YTD Pct	Encumbered Balance	Unencumbered Balance	Une Pct
010 OJRSA FUND									
005 EXPENSES									
00501 ADMINISTRATION									
00501 ADMINISTRATION									
01140 100% DEPRECIATION EXPENSE	\$1,222,487.00	\$0.00	\$101,873.92	8	\$814,991.36	67	\$0.00	\$407,495.64	33
01300 PAYROLL: SALARIES	\$1,154,105.00	\$0.00	\$77,385.22	7	\$763,946.21	66	\$0.00	\$390,158.79	34
01310 OVERTIME	\$41,194.00	\$0.00	\$3,644.10	9	\$24,734.36	60	\$0.00	\$16,459.64	40
01350 PAYROLL: FICA/MEDICARE WH	\$97,367.00	\$0.00	\$6,545.48	7	\$62,799.81	64	\$0.00	\$34,567.19	36
01380 PAYROLL: RETIREMENT	\$221,848.00	\$0.00	\$23,439.89	11	\$144,229.08	65	\$0.00	\$77,618.92	35
02200 COMMISSIONER EXPENSES	\$13,680.00	\$0.00	\$1,800.00	13	\$7,920.00	58	\$0.00	\$5,760.00	42
02220 GROUP INSURANCE	\$215,280.00	\$0.00	\$19,663.48	9	\$158,433.38	74	\$0.00	\$56,846.62	26
02240 WORKERS' COMPENSATION	\$20,791.00	\$0.00	\$0.00	0	\$10,922.00	53	\$0.00	\$9,869.00	47
02250 INSURANCE-PROPERTY/GENERAL	\$81,363.00	\$0.00	\$80,884.99	99	\$81,521.73	100	\$0.00	(\$158.73)	0
02260 EMPLOYEE WELLNESS	\$2,600.00	\$0.00	\$794.74	31	\$6,489.15	250	\$0.00	(\$3,889.15)	(150)
02270 UNIFORMS	\$31,475.00	\$0.00	\$1,813.71	6	\$13,387.41	43	\$161.22	\$17,926.37	57
02280 TRAVEL & POV MILEAGE	\$8,650.00	\$0.00	\$0.00	0	\$210.00	2	\$0.00	\$8,440.00	98
02290 AGENCY MEMBERSHIPS	\$11,715.00	\$0.00	\$0.00	0	\$2,650.00	23	\$0.00	\$9,065.00	77
02300 LICENSES/CERTIFS/MEMBERSHIPS	\$4,563.00	\$0.00	\$165.00	4	\$2,143.00	47	\$0.00	\$2,420.00	53
02310 SEMINARS/WKSHOPS & TRAINING	\$42,020.00	\$0.00	\$1,115.00	3	\$14,531.10	35	\$0.00	\$27,488.90	65
02320 EVENTS & MEETING EXPENSES	\$4,300.00	\$0.00	\$163.57	4	\$2,907.33	68	\$0.00	\$1,392.67	32
02340 PUBLIC RELATIONS & ADVERTISING	\$16,250.00	\$0.00	\$750.00	5	\$6,439.42	40	\$0.00	\$9,810.58	60
02360 MAILING/SHIPPING	\$750.00	\$0.00	\$0.00	0	\$337.92	45	\$0.00	\$412.08	55
02370 SAFETY EQUIPMENT	\$33,050.00	\$0.00	\$125.94	0	\$29,013.04	88	\$0.00	\$4,036.96	12
02380 OFFICE SUPPLIES	\$79,822.00	\$0.00	\$619.12	1	\$26,641.97	33	\$0.00	\$53,180.03	67
02410 TECHNOLOGY: PHONES/INTERNET/TV	\$14,436.00	\$0.00	\$1,442.26	10	\$10,544.47	73	\$0.00	\$3,891.53	27
02420 ADMINISTRATION SERVICES	\$237,823.00	\$0.00	\$21,201.00	9	\$234,407.24	99	\$0.00	\$3,415.76	1
02440 O&M CONTINGENCY	\$150,000.00	\$0.00	\$1,137.50	1	\$4,853.76	3	(\$1,137.50)	\$146,283.74	98
02520 FUEL: VEHICLES & EQUIPMENT	\$37,250.00	\$0.00	\$0.00	0	\$18,088.90	49	\$0.00	\$19,161.10	51
02530 R&M: VEHICLES/TRAILERS/EQUIP	\$38,500.00	\$0.00	\$4,986.33	13	\$38,279.08	99	\$102.78	\$18.14	0
02560 FEES & PENALTIES	\$4,487.00	\$0.00	\$118.41	3	\$3,750.82	84	\$0.00	\$736.18	16
Total Administration	\$3,785,806.00	\$0.00	\$349,669.66	9	\$2,484,172.54	66	(\$873.50)	\$1,302,506.96	34
00601 CONVEYANCE SYSTEM									
02400 SUPPLIES/TOOLS	\$15,000.00	\$0.00	\$1,328.01	9	\$11,198.62	75	\$129.94	\$3,671.44	24
02401 MAINTENANCE TOOLS & SUPPLIES	\$13,000.00	\$0.00	\$152.28	1	\$9,296.85	72	\$59.47	\$3,643.68	28
02411 TECHNOLOGY: SCADA	\$22,100.00	\$0.00	\$0.00	0	\$15,269.20	69	\$0.00	\$6,830.80	31
02430 SERVICES: PROFESSIONAL/CONSULT	\$476,110.00	\$0.00	\$8,379.23	2	\$365,152.69	77	(\$232.69)	\$111,190.00	23
02450 CHEMICALS: SODIUM HYPOCHLORITE	\$35,834.00	\$0.00	\$3,324.16	9	\$16,726.80	47	\$0.00	\$19,107.20	53
02455 CHEMICALS: HERBICIDE/PESTICIDE	\$1,500.00	\$0.00	\$360.29	24	\$360.29	24	\$0.00	\$1,139.71	76
02490 ELECTRICITY	\$266,700.00	\$0.00	\$29,395.62	11	\$163,055.60	61	\$0.00	\$103,644.40	39
02500 WATER	\$8,950.00	\$0.00	\$2,497.19	28	\$7,648.76	85	\$0.00	\$1,301.24	15
02521 FUEL: GENERATORS	\$6,800.00	\$0.00	\$0.00	0	\$5,843.20	86	\$0.00	\$956.80	14
02540 EQUIPMENT RENTALS	\$12,000.00	\$0.00	\$2,714.73	23	\$2,714.73	23	\$0.00	\$9,285.27	77
02550 BUILDINGS & GROUNDS	\$5,500.00	\$0.00	\$0.00	0	\$1,292.94	24	\$0.00	\$4,207.06	76

Oconee Joint Rsa
Expenditure Report
Level 4 Summary for February 2025

010 OJRSA FUND
005 EXPENSES
00601 CONVEYANCE SYSTEM

Accounts	Budget Appropriation	Supplemental Appropriation	Current Pd Expenditures	Curr Pct	Year To Date Expenditures	YTD Pct	Encumbered Balance	Unencumbered Balance	Une Pct
02590 ROLLING STOCK & EQUIPMENT	\$275,080.00	\$0.00	\$0.00	0	\$272,529.86	99	\$0.00	\$2,550.14	1
04000 FLOW MONITOR STAS	\$16,500.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$16,500.00	100
04010 FLOW MONITOR STAS: COL'S FORK	\$0.00	\$0.00	\$0.00	0	\$13.03	0	\$0.00	(\$13.03)	0
05000 PUMP STATIONS	\$228,450.00	\$0.00	\$2,105.71	1	\$11,667.67	5	\$4,837.84	\$211,944.49	93
05010 PUMP STATIONS: CANE PS	\$0.00	\$0.00	\$0.00	0	\$2,273.71	0	\$0.00	(\$2,273.71)	0
05020 PUMP STATIONS: CHOESTOE PS	\$0.00	\$0.00	\$0.00	0	\$10,465.84	0	\$0.00	(\$10,465.84)	0
05030 PUMP STATIONS: CONERROSS PS	\$0.00	\$0.00	\$0.00	0	\$52.96	0	\$0.00	(\$52.96)	0
05040 PUMP STATIONS: CRYOVAC PS	\$0.00	\$0.00	\$0.00	0	\$223.59	0	\$0.00	(\$223.59)	0
05050 PUMP STATIONS: DAVIS CRK 1 PS	\$0.00	\$0.00	\$0.00	0	\$1,501.97	0	\$1,417.84	(\$2,919.81)	0
05060 PUMP STATIONS: DAVIS CRK 2 PS	\$0.00	\$0.00	\$2,710.33	0	\$20,790.99	0	\$3,532.73	(\$24,323.72)	0
05080 PUMP STATIONS: HALFWAY BR PS	\$0.00	\$0.00	\$0.00	0	\$51.24	0	\$0.00	(\$51.24)	0
05090 PUMP STATIONS: ISS PS	\$0.00	\$0.00	\$0.00	0	\$20.17	0	\$0.00	(\$20.17)	0
05100 PUMP STATIONS: MARTIN CREEK PS	\$0.00	\$0.00	\$0.00	0	\$35,833.61	0	\$0.00	(\$35,833.61)	0
05110 PUMP STATIONS: MILLBROOK PS	\$0.00	\$0.00	\$148.65	0	\$339.17	0	\$0.00	(\$339.17)	0
05120 PUMP STATIONS: PELHAM CREEK PS	\$0.00	\$0.00	\$0.00	0	\$1,115.05	0	\$0.00	(\$1,115.05)	0
05130 PUMP STATIONS: PERKINS PS	\$0.00	\$0.00	\$0.00	0	\$24,901.83	0	\$11,508.44	(\$36,410.27)	0
05140 PUMP STATIONS: SENECA PS	\$0.00	\$0.00	\$0.00	0	\$2,604.62	0	\$0.00	(\$2,604.62)	0
05160 PUMP STATIONS: WEXFORD PS	\$0.00	\$0.00	\$0.00	0	\$5,701.93	0	\$0.00	(\$5,701.93)	0
05210 DUCK POND ROAD PS	\$0.00	\$0.00	\$0.00	0	\$1,770.66	0	\$0.00	(\$1,770.66)	0
05230 GRAVITY SEWER & FORCE MAINS	\$130,000.00	\$0.00	\$10,607.57	8	\$83,540.96	64	\$155.33	\$46,303.71	36
Total Conveyance System	\$1,513,524.00	\$0.00	\$63,723.77	4	\$1,073,958.54	71	\$21,408.90	\$418,156.56	28
00701 WRF OPERATIONS									
02400 SUPPLIES/TOOLS	\$12,000.00	\$0.00	\$76.44	1	\$4,826.78	40	\$0.00	\$7,173.22	60
02411 TECHNOLOGY: SCADA	\$12,500.00	\$0.00	\$0.00	0	\$2,666.80	21	\$0.00	\$9,833.20	79
02430 SERVICES: PROFESSIONAL/CONSULT	\$18,102.00	\$0.00	\$0.00	0	\$35,932.66	199	\$0.00	(\$17,830.66)	(99)
02451 CHEMICALS: CHLORINE	\$60,242.00	\$0.00	\$0.00	0	\$39,660.34	66	\$0.00	\$20,581.66	34
02452 CHEMICALS: POLYMER	\$66,450.00	\$0.00	\$3,795.00	6	\$34,456.43	52	\$0.00	\$31,993.57	48
02454 CHEMICALS: SODIUM BISULFITE	\$21,474.00	\$0.00	\$12,984.58	60	\$18,676.38	87	\$0.00	\$2,797.62	13
02457 CHEMICALS: OTHER	\$6,000.00	\$0.00	\$0.00	0	\$1,380.12	23	\$0.00	\$4,619.88	77
02470 GARBAGE	\$2,067.00	\$0.00	\$27.75	1	\$222.00	11	\$0.00	\$1,845.00	89
02480 NATURAL GAS	\$1,855.00	\$0.00	\$548.55	30	\$1,081.21	58	\$0.00	\$773.79	42
02490 ELECTRICITY	\$336,000.00	\$0.00	\$28,354.62	8	\$208,571.96	62	\$0.00	\$127,428.04	38
02500 WATER	\$3,710.00	\$0.00	\$0.00	0	\$12,378.62	334	\$0.00	(\$8,668.62)	(234)
02510 SLUDGE DISPOSAL	\$319,289.00	\$0.00	\$10,330.90	3	\$75,540.35	24	\$0.00	\$243,748.65	76
02521 FUEL: GENERATORS	\$4,000.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$4,000.00	100
02540 EQUIPMENT RENTALS	\$5,000.00	\$0.00	\$1,071.38	21	\$1,071.38	21	\$0.00	\$3,928.62	79
02550 BUILDINGS & GROUNDS	\$83,400.00	\$0.00	\$526.26	1	\$10,380.93	12	\$10.11	\$73,008.96	88
03000 WATER RECLAMATION FACILITY	\$619,450.00	\$0.00	\$897.97	0	\$74,966.86	12	\$51,218.94	\$493,264.20	80
Total Wrf Operations	\$1,571,539.00	\$0.00	\$58,613.45	4	\$521,812.82	33	\$51,229.05	\$998,497.13	64
00801 PRETREATMENT									
01300 PAYROLL: SALARIES	\$77,472.00	\$0.00	\$6,115.38	8	\$54,250.71	70	\$0.00	\$23,221.29	30
01380 PAYROLL: RETIREMENT	\$14,379.00	\$0.00	\$1,702.52	12	\$9,972.24	69	\$0.00	\$4,406.76	31

010 OJRSA FUND
005 EXPENSES
00801 PRETREATMENT

Oconee Joint Rsa
Expenditure Report
Level 4 Summary for February 2025

Accounts	Budget Appropriation	Supplemental Appropriation	Current Pd Expenditures	Curr Pct	Year To Date Expenditures	YTD Pct	Encumbered Balance	Unencumbered Balance	Unencumbered Pct
02220 GROUP INSURANCE	\$7,522.00	\$0.00	\$679.96	9	\$5,139.08	68	\$0.00	\$2,382.92	32
02300 LICENSES/CERTIFS/MEMBERSHIPS	\$425.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$425.00	100
02310 SEMINARS/WKSHOPS & TRAINING	\$2,975.00	\$0.00	\$259.00	9	\$649.00	22	\$0.00	\$2,326.00	78
02380 OFFICE SUPPLIES	\$3,700.00	\$0.00	\$8.47	0	\$4,045.27	109	\$0.00	(\$345.27)	(9)
02410 TECHNOLOGY: PHONES/INTERNET/TV	\$748.00	\$0.00	\$107.18	14	\$481.86	64	\$0.00	\$266.14	36
02430 SERVICES: PROFESSIONAL/CONSULT	\$38,489.00	\$0.00	\$500.00	1	\$14,133.72	37	\$0.00	\$24,355.28	63
Total Pretreatment	\$145,710.00	\$0.00	\$9,372.51	6	\$88,671.88	61	\$0.00	\$57,038.12	39
00901 LABORATORY									
02400 SUPPLIES/TOOLS	\$6,000.00	\$0.00	\$0.00	0	\$2,787.11	46	\$0.00	\$3,212.89	54
02430 SERVICES: PROFESSIONAL/CONSULT	\$73,377.00	\$0.00	\$3,527.65	5	\$20,393.78	28	\$0.00	\$52,983.22	72
02456 CHEMICALS: LABORATORY	\$5,000.00	\$0.00	\$0.00	0	\$1,791.02	36	\$0.00	\$3,208.98	64
Total Laboratory	\$84,377.00	\$0.00	\$3,527.65	4	\$24,971.91	30	\$0.00	\$59,405.09	70
01201 CONTRACT OPERATIONS									
02411 TECHNOLOGY: SCADA	\$625.00	\$0.00	\$0.00	0	\$707.40	113	\$0.00	(\$82.40)	(13)
02430 SERVICES: PROFESSIONAL/CONSULT	\$20,610.00	\$0.00	\$0.00	0	\$10,422.50	51	\$0.00	\$10,187.50	49
02500 WATER	\$1,365.00	\$0.00	\$38.05	3	\$384.06	28	\$0.00	\$980.94	72
02521 FUEL: GENERATORS	\$500.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$500.00	100
02550 BUILDINGS & GROUNDS	\$500.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$500.00	100
05170 PUMP STATIONS: GCCP-PS	\$10,500.00	\$0.00	\$0.00	0	\$1,475.75	14	\$0.00	\$9,024.25	86
Total Contract Operations	\$34,100.00	\$0.00	\$38.05	0	\$12,989.71	38	\$0.00	\$21,110.29	62
01301 RETAIL SERVICES									
02400 SUPPLIES/TOOLS	\$500.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$500.00	100
02411 TECHNOLOGY: SCADA	\$1,250.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$1,250.00	100
02430 SERVICES: PROFESSIONAL/CONSULT	\$7,406.00	\$0.00	\$0.00	0	\$5,145.00	69	\$0.00	\$2,261.00	31
02490 ELECTRICITY	\$2,100.00	\$0.00	\$612.27	29	\$6,086.44	290	\$0.00	(\$3,986.44)	(190)
02500 WATER	\$1,050.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$1,050.00	100
05180 PUMP STATIONS: WELCOME CTR	\$725.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$725.00	100
05190 PUMP STATIONS: BROOMWAY LN	\$0.00	\$0.00	\$0.00	0	\$860.66	0	\$0.00	(\$860.66)	0
Total Retail Services	\$13,031.00	\$0.00	\$612.27	5	\$12,092.10	93	\$0.00	\$938.90	7
01401 CAPITAL PROJECTS									
06050 SEWER SOUTH PHASE II	\$3,700,000.00	\$0.00	\$684,291.17	18	\$2,394,247.62	65	\$0.00	\$1,305,752.38	35
06060 CONVEYANCE SYSTEM	\$140,000.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$140,000.00	100
06071 SENECA PS & FM UPGRADE/SPEEDS	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$0.00	0
Total Capital Projects	\$3,840,000.00	\$0.00	\$684,291.17	18	\$2,394,247.62	62	\$0.00	\$1,445,752.38	38
01501 CONTINGENCY FUND									
09005 FLAT ROCK PS UPGRADE	\$485,000.00	\$0.00	\$0.00	0	\$596,905.76	123	\$0.00	(\$111,905.76)	(23)
09007 CENTRAL OCONEE SWR MASTER PLAI	\$25,000.00	\$0.00	\$0.00	0	\$6,580.00	26	\$0.00	\$18,420.00	74
09009 COLLECTION SYSTEM REHAB	\$5,187,357.00	\$0.00	\$9,604.84	0	\$57,299.88	1	\$0.00	\$5,130,057.12	99
09010 REG SEWER FEASIBILITY STUDY	\$20,000.00	\$0.00	\$0.00	0	\$26,542.50	133	\$0.00	(\$6,542.50)	(33)
09011 DEWATERING EQUIP REPLACEMENT	\$3,440,000.00	\$0.00	\$33,624.00	1	\$133,649.00	4	\$0.00	\$3,306,351.00	96
09012 MARTIN CRK & WESTMINSTER CCTV	\$210,000.00	\$0.00	\$8,858.40	4	\$40,329.05	19	\$0.00	\$169,670.95	81

010 OJRSA FUND
 005 EXPENSES
 01501 CONTINGENCY FUND

Oconee Joint Rsa
 Expenditure Report
 Level 4 Summary for February 2025

Accounts	Budget Appropriation	Supplemental Appropriation	Current Pd Expenditures	Curr Pct	Year To Date Expenditures	YTD Pct	Encumbered Balance	Unencumbered Balance	Une Pct
09013 MARTIN/PERKINS CRK FLOW STUDY	\$15,000.00	\$0.00	\$0.00	0	\$3,093.60	21	\$0.00	\$11,906.40	79
Total Contingency Fund	\$9,382,357.00	\$0.00	\$52,087.24	1	\$864,399.79	9	\$0.00	\$8,517,957.21	91
Total EXPENSES	\$20,370,444.00	\$0.00	\$1,221,935.77	6	\$7,477,316.91	37	\$71,764.45	\$12,821,362.64	63
Total OJRSA FUND	\$20,370,444.00	\$0.00	\$1,221,935.77	6	\$7,477,316.91	37	\$71,764.45	\$12,821,362.64	63
TOTAL ALL FUNDS	\$20,370,444.00	\$0.00	\$1,221,935.77	6	\$7,477,316.91	37	\$71,764.45	\$12,821,362.64	63



OCONEE JOINT REGIONAL SEWER AUTHORITY

Operations & Planning Committee

March 25, 2025

The Operations & Planning Committee meeting was held at the Coneross Creek Wastewater Treatment Plant.

Commissioners that were present:

- Seat 1 (Seneca): Bob Faires, III (Committee Chairman)
- Seat 3 (Seneca): Scott McLane
- Seat 6 (Walhalla): Laramie Hinkle

Commissioners that were not present:

- Seat 9 (Walhalla & Westminster): David Dial

OJRSA appointments and staff present were:

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

Others present were:

- Scott Parris, City of Westminster Utilities Director

A) Call to Order - Mr. Faires called the meeting to order at 8:16 a.m.

B) Public Session – None.

C) Presentation and Discussion Items:

- 1. Update on Current Projects (Exhibit A)** – Mr. Eleazer said that the report is starting to reflect the multi-year projects getting completed, as some had to be designed or lag times on materials and/or equipment. Also, Cove Utility has been contracted to do a project to replace pieces of equipment at the treatment plant (at a cost of approximately \$350,000); although they haven't started yet, they are still expecting to complete this project before June 2025 as scheduled.

In addition, the OJRSA received approval from the Rural Infrastructure Authority (RIA) to execute the contract for Harper General Contractors to do the dewatering project at the plant (replacing the belt press equipment with screw presses); the contract will be signed in the next few days.

- 2. Consider Possible Increases to Impact Fees Based on Discussion at March 6, 2025 Board Meeting (Exhibit B)** – The Director reported that Mr. Daryll Parker of Willdan Financial and Mr. Lawrence Flynn of Pope Flynn (OJRSA Attorney) discussed impact fee increases at the last board meeting, and Mr. Flynn spoke about leaving money on the table by precurring capacity at a reduced rate which pushes the costs for growth to the existing customers. Mr. Eleazer stated that Mr. Jason Gillespie proposed an impact fee of \$24.50 per gallon back in August 2023. Being the fee at that time was around \$11.25 per gallon, the board did not want to have such a tremendous jump in cost; the board agreed to raise the fees by \$4.00 per gallon to \$15.25 per gallon.

Mr. Eleazer stated that Mr. Flynn said an organization cannot charge one group one amount and another group another amount, as that is prohibited by the law that governs the assessment of impact fees. If you raise it too much, it will put a damper on residential customers. It currently costs \$2,300 for a single-family residence with a 3/4" or 5/8" water meter. It costs more than \$2,300

for an industrial/commercial non-residential, because the fee is based on the meter size as well as the average flow for flow through the meter. The OJRSA had the consultant research around the area for how many gallons residential and non-residential users used from a 3/4" meter to a 10" meter.

The Director also explained that OJRSA charges an impact fee for 150 gallons per day for a home multiplied by \$15.25 per gallon = approximately the \$2,300 impact fee. In the SC Department of Environmental Services' (SCDES) regulation that governs design and construction for wastewater systems, they use 300 gallons per day for a home; therefore, not only is the OJRSA charging for only half the capacity, but the OJRSA is also not charging the full amount for the half it is charging for. On one of the sheets that was distributed in Exhibit B, it shows how there was a \$387,000 difference between what the OJRSA collects for a 100-home subdivision versus what the SCDES calculation is for that development.

Mr. Hinkle asked if that was standard for the SCDES; Mr. Eleazer replied yes, they use 300 gallons per day for any residential home. Mr. Eleazer added that SCDES has a different formula for apartments, and the OJRSA considers those non-residential.

Mr. Eleazer said he does not have any recommendations; however, raising the impact fees needs to be considered, and it should be considered regularly (every couple of years), because Mr. Flynn mentioned fees being around \$30-\$40 per gallon now. Mr. Eleazer said you collect the fee when a customer connects to the system, and then they become an "ancestral" customer. If the OJRSA does not collect enough money now to pay for growth, these "ancestral" customers will be charged for it each month in their user rates.

Mr. Eleazer asked if he should request Mr. Gillespie to provide current numbers for the impact fees; Mr. Faires said yes.

3. Priorities for Compliance and Capital Projects for FY 2026 (Exhibit C) – Mr. Eleazer stated he will be putting the Speeds Creek Force Main project in the budget for Fiscal Year 2026. He added that being this will not be like-for-like replacement, a construction permit will be required. The current line is 14" ductile iron pipe which is an uncommon size and hard to obtain, so the new line will most likely be 15" PVC. In addition, he and Mr. Kyle Lindsay (OJRSA Operations Director) will be putting a figure in the budget to replace equipment at the treatment plant.

Mr. Eleazer asked the committee members if they had any input or thoughts about what projects on the projects list should the OJRSA concentrate on budgeting for and beginning first. Mr. Faires suggested anything to do with mapping and CCTV/cleaning (as that will help define future needs) and anything that the OJRSA could obtain grant funds for. There were no other thoughts or suggestions.

D) Action Items to Recommend to the Board for Consideration – None.

E) Executive Director's Discussion and Compliance Matters – The Executive Director reported on the following:

- 1. Environmental and Regulatory Compliance** – The OJRSA received awards from the SC Department of Environmental Services for the treatment plant and collection system.
- 2. Miscellaneous (If Any)** – None.

F) Committee Members' Discussion – Mr. Faires stated for the record how professional the Executive Director looked.

G) Upcoming Meetings:

- 1. Finance & Administrative Committee** – Tuesday, March 25, 2025 at 9:00 a.m.
- 2. Board of Commissioners** – Monday, April 7, 2025 at 4:00 p.m.
- 3. Sewer Feasibility Implementation Ad Hoc Committee** – Thursday, April 10, 2025 at 9:00 a.m.
- 4. Operations & Planning Committee** – Wednesday, April 16, 2025 at 8:30 a.m.

H) Adjourn – The meeting adjourned at 8:48 a.m.

Notification of the meeting was distributed on March 7, 2025 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.ojrja.org, and posted at the OJRSA Administration Building.



Operations & Planning Committee Meeting

OJRSA Operations & Administration Building

Lamar Bailes Board Room

March 25, 2025 at 8:15 AM

OJRSA commission and committee meetings may be attended in person at the address listed above. The OJRSA will also broadcast meetings live on its YouTube channel at www.youtube.com/@OconeeJRSA (if there is a technical issue preventing the livestreaming of the meeting, then a recording will be published on the channel as soon as possible). For those not able to attend in person, then the OJRSA Board or Committee Chair will accept public comments by mail (623 Return Church Rd, Seneca, SC 29678) or at info@ojrsa.org. Comments must comply with the public session instructions as stated on the meeting agenda and will be received up until one hour prior to the scheduled meeting. If there is not a public session scheduled for a meeting, then comments shall not be accepted.

Agenda

- A. Call to Order** – Bob Faires, Committee Chair
- 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. Consider possible increases to impact fees based on discussion at March 6, 2025 board meeting (Exhibit B) – Chris Eleazer, Director
 - 3. Priorities for compliance and capital projects for FY 2026 (Exhibit C) – Chris Eleazer, Director
- D. Action Items to Recommend to the Board for Consideration**
 - None
- E. Executive Director’s Discussion and Compliance Matters** – Chris Eleazer, Director
 - 1. Environmental and regulatory compliance matters
 - 2. Miscellaneous *(if any)*
- F. Committee Members’ Discussion** – Led by Bob Faires, Committee Chair
Discussion can be related to matters addressed in this meeting or for future consideration by the Board or Committee. Voting is not permitted during this session.
- G. Upcoming Meetings** *All meetings to be held in the OJRSA Lamar Bailes Board Room unless noted otherwise.*
 - 1. Finance & Administration Committee – March 25, 2025 at 9:00 AM
 - 2. Board of Commissioners – April 7, 2025 at 4:00 PM
 - 3. Sewer Feasibility Implementation Ad Hoc Committee – April 10, 2025 at 9:00 AM
 - 4. Operations & Planning Committee – April 16, 2025 at 8:30 AM
- H. Adjourn**

FY2025 O&M FUND PROJECTS

CONSENT ORDER ENGINEERING AND OPERATIONS AND MAINTENANCE TASKS

3/18/2025 15:36

Row #	FY 2025 O&M Project (Project # (if applicable); PM) <u>CANNOT CARRY OVER TO NEXT FISCAL YEAR WITHOUT BUDGET APPROVAL</u>	Approx % Complete	Anticipated Completion	Budget/PO/ Contract Amount (\$)	O&M PROJECT MILESTONES				Obligated/ Spent (\$)	Budget Remaining (\$)	GL Code (XXXXX = get from Office Mgr)
					Bids/RFQ/etc. Issue/Advertised	Req/Contract Signed	Started Work	Completed			
1	Consent Order 21-025-W Project: Biannual Compliance Report (CE)	0%	5/9/2025	N/A	N/A	N/A	N/A	11/8/2024	0	0	N/A
2	GIS Update and Upgrade (CE)	100%	11/10/2024	32,000	N/A	7/30/2024	8/1/2024	12/18/2024	38,641	(6,641)	Con Sys: Prof Svcs 601-02430
3	For Feasibility Study: Establish Sewer Feasibility Implementation Ad Hoc Committee (CE)	100%	11/13/2024	0	N/A	N/A	9/9/2024	11/4/2024	0	0	N/A
4	For Feasibility Study: Legal counsel prepare new governance and consolidation evaluations (CE)	100%	12/6/2024	0	N/A	N/A	9/10/2024	11/26/2024	0	0	Admin Services 501-02420
5	For Feasibility Study: Financial/Rate Cost of Service Study (CE)	100%	3/10/2025	29,800	N/A	N/A	10/21/2024	3/6/2025	20,860	8,940	Admin Services 501-02420
6	For Feasibility Study: Ad Hoc Committee to Report to Board and County its Recommendations (CE)	0%	5/13/2025	0	N/A	N/A			0	0	N/A
7	ISS PS Generator Installation (JG)	0%	3/31/2025						0	0	Conv Sys R&M: PS 601-05090
8	Coneross Creek PS Pump Control Upgrade (JG)	0%	4/30/2025	47,353	N/A Prof Services	3/6/2025			47,353	0	Con Sys R&M: PS 601-05030
9	Martin Creek PS Pump Restraint System (JG)	100%	3/31/2025	35,000	In-kind replacement	2/9/2024	7/30/2024	7/30/2024	32,017	2,983	Con Sys R&M: PS 601-05100
10	Martin Creek Storage Aerator Motor Replacement (JG)	0%	4/25/2025	12,422 also need crane	N/A OEM Equip/Svc				0	0	Con Sys R&M: PS 601-05100
11	Pelham Creek PS Manual Transfer Switch Installation (JG)	0%	4/30/2025	24,134	9/11/2024	11/6/2024			0	24,134	Con Sys R&M: PS 601-05120
12	Perkins Creek PS Wet Well Cleanout (KL, MD)	0%	12/15/2024	N/A	N/A	N/A	N/A	N/A	0	0	Con Sys R&M: PS 601-05130
13	Richland Flow Meter Station Electrical Rewiring (JG)	0%	4/30/2025	13,000	9/4/2024	11/13/2024			0	13,000	Con Sys R&M: FMS 601-04030
14	Paint Flow Meter Stations (JG)	0%	5/30/2025	3,800	2/17/2025				0	3,800	Con Sys Bldgs & Grnds 601-02550
15	Martin Creek PS/FM H2S Control ENGINEERING AND PERMITTING (KL)	0%	FY 2026	For FY 2026	For FY 2026	For FY 2026	For FY 2026	For FY 2026	0	0	Con Sys R&M: PS 601-05100
16	Southern Oconee Sewer PS/FM H2S Control STUDY (CE, KL)	90%	1/31/2025	22,500	N/A	10/31/2024	11/4/2024		14,625	7,875	Retail O&M: Prof Svcs 1301-02430
17	Martin Creek PS Basin and Southern Westminster Trunk Sewer CCTV/Clean (KL, CE)	100%	12/20/2024	264,202	6/6/2024	8/6/2024	8/6/2024	9/19/2024	237,926	26,276	Con Sys: Prof Svcs 601-02430
18	Seneca Creek FM Replacement Constr Administration/Inspect (#2023-05; CE, KL)	5%	TBD	140,000	N/A	4/29/2024	2/3/2025		4,000	136,000	O&M CIP: Con Sys 1401-06071
19	WRF Replace Disinfection System Lightning Mixer (JM)	100%	5/30/2025	49,381	12/4/2024	12/4/2024	2/27/2025	2/27/2025	49,381	0	WRF R&M 701-03000
20	WRF Util Water Pump (1 unit only)/Valve, Flow Eq Flow Control, RAS/WAS Pump/Mag Meter/Valve Install (JM)	5%	5/30/2025	362,100	RFB #2025-05 11/1/2024	1/8/2025	1/8/2025		0	362,100	WRF R&M 701-03000
21	WRF Waterproofing Admin Building Roof/Walls and Chloring Building Roof (KL)	60%	6/1/2025	125,145	RFB #2025-07 11/18/2024	1/9/2025	3/5/2025		47,793	77,353	Admin Contingency 501-02440

FY2025 O&M FUND PROJECTS

CONSENT ORDER ENGINEERING AND OPERATIONS AND MAINTENANCE TASKS

3/18/2025 15:36

22	WRF Paving Around Biosolids Storage Pad and Solids Processing Building (KL)	0%	5/30/2025	31,500	12/6/2024				0	31,500	WRF Bldgs & Grnds 701-02550	
23	WRF Tank & Wet Well Clanouts (Primary Splitter Box and Digester #1) (JM)	100%	2/28/2025	40,680	RFB #2025-04 10/24/2024	12/16/2024	2/17/2025	3/8/2025	0	40,680	WRF R&M 701-03000	
24	WRF Replace/Paint Walkway Handrails (continued from FY 2024) (JM)	100%	11/30/2024	N/A	N/A	N/A	As time allows	As time allows	N/A	N/A	WRF R&M 701-03000	
25	WRF Digesters/Solids Handling Tanks Grinder Rebuild (JG)	100%	10/31/2024	17,000	8/26/2024	8/26/2024	9/30/2024	10/4/2024	16,999	1	WRF R&M 701-03000	
26	WRF Biological Reactor Basin Oxidation Zone Gearbox Replacement (JM)	100%	5/30/2025	46,848	12/4/2024	12/4/2024	1/6/2025	1/28/2025	46,848	0	WRF R&M 701-03000	
27	EMERGENCY Hurricane Helene Debris Removal (KL, MM)	100%	2/28/2025	262,500	Emergnecy Procurement	1/13/2025	1/13/2025	1/24/2025	54,350	208,150	Con Sys: Prof Svcs 601-02430	
28	EMERGENCY Hurricane Helene Debris & FEMA Management (KL, MM)	60%	6/30/2025	99,000	Emer 10/18/2024 RFP 12/30/2024	Emer 10/18/2024 RFP 1/23/2025	Emer 10/18/2024 RFP 1/23/2025		0	99,000	Con Sys: Prof Svcs 601-02430	
29	Operating Agreement (Draft) for Oconee County/OJRSA I-85 Sewer O&M (CE)	0%	5/31/2025	TBD	N/A	N/A	2/3/2025		0	0		
30									0	0		
31									0	0		
TOTAL AWARDED				1,645,942	TOTAL FUNDS OBLIGATED/ACTUAL TO DATE:				610,791	1,035,151	TOTAL AWARDED BUDGET REMAINING	

FY2025 O&M FUND PROJECTS

CONSENT ORDER ENGINEERING AND OPERATIONS AND MAINTENANCE TASKS

3/18/2025 15:36

Row #	FY 2025 O&M Project (Project # (if applicable); PM) <u>CANNOT CARRY OVER TO NEXT FISCAL YEAR WITHOUT BUDGET APPROVAL</u>	Comp. Performing (and Project Mgr)	Notes
1	Consent Order 21-025-W Project: Biannual Compliance Report (CE)	OJRSA Chris Eleazer	DUE TO SCDES EVERY SIX MONTHS. Reports submitted: 11/14/2021, 5/9/2022, 11/10/2022, 5/9/2023, 11/9/2023, 5/10/2024, 11/8/2024. Next report due 5/10/2025.
2	GIS Update and Upgrade (CE)	Weston & Sampson Danny Gant	Project to begin updating OJRSA, Satellite Sewer System, and other User assets and information for asset management and compliance purposes. 9/18: Met with D Gant to review easement progress. 11/22: Progress meeting with D Gant. 2/17: Training today.
3	For Feasibility Study: Establish Sewer Feasibility Implementation Ad Hoc Committee (CE)	OJRSA Chris Eleazer	10/7: Discussed at board meeting. Will consider committee at next meeting. 11/4: List approved by Board. COMPLETE. Update sent to Bonnie Ammons and Sophia Mazza with RIA on 11/13. First meeting to be held 12/2.
4	For Feasibility Study: Legal counsel prepare new governance and consolidation evaluations (CE)	OJRSA Chris Eleazer	11/26: Received from Pope Flynn. COMPLETE. Shared memo with ad hoc committee at 12/2 meeting. Update sent to Bonnie Ammons and Sophia Mazza with RIA on 12/9.
5	For Feasibility Study: Financial/Rate Cost of Service Study (CE)	Willdan Daryll Parker	1/24/2025: To be presented to board on 3/6. 3/6: Presented to board. COMPLETE. Update sent to Bonnie Ammons and Sophia Mazza with RIA on 3/11. Will also update ad hoc committee at 3/13 meeting.
6	For Feasibility Study: Ad Hoc Committee to Report to Board and County its Recommendations (CE)	Ad Hoc Comm Comm Chair	
7	ISS PS Generator Installation (JG)	OJRSA OJRSA Maint	12/2: We're considering making it a portable generator. KL to speak with A Maddox to find out how to make this happen. 3/18/2025: No longer planning on making it portable and will now put it at ISS PS.
8	Coneross Creek PS Pump Control Upgrade (JG)	Border States Stuart Reynolds	9/17: Expect quote later today. 10/8: Border States came out to look at site. 11/5: Still waiting for update. 12/11: Waiting on revised quote. 2/4/2025: Waiting on new Maint Super to start. 3/18: Waiting on Border States to do site visit before set-up.
9	Martin Creek PS Pump Restraint System (JG)	TBD	Ordered during FY 2024 but did not receive until FY 2025. 7/15/2024: Ordered as in-kind unit with new pump head assembly. 7/30: COMPLETE
10	Martin Creek Storage Aerator Motor Replacement (JG)	OJRSA OJRSA Maint	12/11: Ordered. Expected to arrive in January. \$11,243 for motor, need to rent crane. 1/7/2025: Motor to be delivered tomorrow. Likely need to contract out install. 2/4: Delivery will now be April. Total cost \$12,422.
11	Pelham Creek PS Manual Transfer Switch Installation (JG)	Mason Electric TBD	11/4. Approved low bid for equipment and installation. 12/11: Ordered. We purchased ATS for WW Williams (5,664). Mason will do install (\$18,470). 2/4/2025: KL will call to make sure they have us on schedule. 2/17: Scheduled 3/25.
12	Perkins Creek PS Wet Well Cleanout (KL, MD)	TBD	8/6: Will need to bid. Will do with splitter box and digeter #1. 9/3: KL nearly complete with RFB. 9/17: After further evaluation, do not need to perform and money will be better spent on Coneross PS. REMOVED.
13	Richland Flow Meter Station Electrical Rewiring (JG)	Davis Power TBD	9/3: Staff met with electrician last week to get quote. 9/17: Waiting on 1 more quote. 11/5: Approved low bid. 12/11: Waiting on contractor to begin work. 2/4/2025: KL will call to make sure they have us on schedule. 2/17: Scheduled 3/31.
14	Paint Flow Meter Stations (JG)	TBD	9/3: Waiting on quotes. 9/17: Need 2 more quotes. 11/5: Still waiting on quotes. 12/11: Met with painters for stations. 2/5/2025: Received low bid. Will schedule soon. 2/17: Received quotes. Will award - \$3,800. 3/18: Scheduled 4/18.
15	Martin Creek PS/FM H2S Control <u>ENGINEERING AND PERMITTING</u> (KL)	Garver Will Nading	9/3: KL to reach out to Garver for next steps. 9/17: Need to determine permanent fix to this and where it goes in overall OJRSA priority list. 10/10: Spoke with W Nading and he is putting together scope. 11/4: OJRSA will need to publicly solicit work (est. \$140,000)
16	Southern Oconee Sewer PS/FM H2S Control <u>STUDY</u> (CE, KL)	Garver Will Nading	Project #2025-06 1/31: Received draft report. 2/10: Provided comments to Garver. 3/3: Sent message asking for update. 3/18: Haven't received update, called Nading and scheduled visit for next week.
17	Martin Creek PS Basin and Southern Westminster Trunk Sewer CCTV/Clean (KL, CE)	Secure Sewer & Svc Michael Bevelle	10/1: All contracted work is complete. OJRSA staff have to finish inspecting manholes and smoketest. 12/5: Finished additional work. 1/17: Smoke testing complete by OJRSA. COMPLETE.
18	Seneca Creek FM Replacement Constr Administration/Inspect (#2023-05; CE, KL)	GMC Daniel Mosher	Reimbursible by Fountain Residential Properties LLC per agreement. 11/4: Board approved Corrective Easement for force main. 1/17/2025: Preconstruction meeting scheduled for 1/29. 2/3: Contractor began mobilization.
19	WRF Replace Disinfection System Lightning Mixer (JM)	OJRSA OJRSA Maint	10/14: Receive updated quote but it did not include upper bearing cost. 12/11: Ordered and expect to receive in February. \$44,432. Still need motor, which is easy to get. 2/4: Delivery date at end of February. 2/27: COMPLETE.
20	WRF Util Water Pump (1 unit only)/Valve, Flow Eq Flow Control, RAS/WAS Pump/Mag Meter/Valve Install (JM)	Cove Utility Jeff Caffrey	1/8/2025: Board approved earlier in week, executed agreement. 1/10: Longer lead items have been ordered by Cove. 2/17: Cove verified items at site. Everything has now been ordered. 3/18: Waiting on equipment to arrive.
21	WRF Waterproofing Admin Building Roof/Walls and Chloring Building Roof (KL)	CE Bourne Kenneth Fennell	To be funded with O&M Contingency \$110,145 plus owner contingency of NTE\$15,000. 2/13: Pre-con meeting held. Items are now on order. 3/5: Started work on chlorine building. Once finished, will work on admin bldg. 3/10: Began work on admin bldg.

FY2025 O&M FUND PROJECTS

CONSENT ORDER ENGINEERING AND OPERATIONS AND MAINTENANCE TASKS

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22	WRF Paving Around Biosolids Storage Pad and Solids Processing Building (KL)	TMS Asphalt TBD	9/17: May need this money for dewatering project concrete. 10/14: KL cannot get anyone to return calls or come see site. Will need to begin again. 12/11: Have 3 quotes, will award soon. 2/4/2025: Have awarded. 2/17: Work to be done in March or April.
23	WRF Tank & Wet Well Clanouts (Primary Splitter Box and Digester #1) (JM)	Greenstone Const TBD	10/18: KL finalizing draft solicitation for bid. 10/24: Ad on SCBO. 11/26: Issued Addendum #1. 12/4: Received bids. Low bid--Greenstone Construction. 12/16: Contract executed. 2/17/2025: Started work on Digester 1. 3/8: COMPLETE .
24	WRF Replace/Paint Walkway Handrails (continued from FY 2024) (JM)	TBD	8/6: Purchased more paint. 10/14: Front end of plant complete. Now painting some items on back end of plant.
25	WRF Digesters/Solids Handling Tanks Grinder Rebuild (JG)	TBD	8/6: Getting updated quotes. 9/3: Has been ordered. 9/17: Rebuild kit arrived last week. 10/4: COMPLETE .
26	WRF Biological Reactor Basin Oxic Zone Gearbox Replacement (JM)	OJRSA OJRSA Maint	9/17: Need updated quote for this and WRF Disinfection System Lightning Mixer. 10/14: KL to review. 12/11: Ordered. \$42,187. Still need motor, which is easy to get. 1/28/2025: COMPLETE .
27	EMERGENCY Hurricane Helene Debris Removal (KL, MM)	Strick's Forestry Donald Strickland	Contract not to exceed \$262,500. Grinding/removing debris from OJRSA easements. 1/24/2025: COMPLETE .
28	EMERGENCY Hurricane Helene Debris & FEMA Management (KL, MM)	ICF Incorporated Larry Hughes	Have multi-term contract with ICF Incorporated LLC (1/23/2025 through 1/23/2028 with possibility for extension Contract NTE \$99K/FY. 2/12/2025: Cat A debris removal documentation presented to FEMA. 3/18: FEMA did site visit.
29	Operating Agreement (Draft) for Oconee County/OJRSA I-85 Sewer O&M (CE)	Bryan Kelley & Michael Traynham	
30			
31			

FY2025 RESTRICTED FUND PROJECTS

PROJECTS MAY CARRY ACROSS BUDGET YEARS

3/18/2025 15:37

Row #	Restricted Fund Projects (Project Manager)	OJRSA Project #	Approx % Complete	Anticipated Completion	OJRSA Funding Amount (\$)	Max Funding by Others (\$)	PO/Contract Amount (\$)	RESTRICTED FUND PROJECT MILESTONES				Obligated/ Spent Curr + Prev Years (\$)	Budget Remaining (\$)	GL Code (XXXXX = get from Office Mgr)	Comp. Performing (and Project Mgr)
								Bids/RFQ/etc. Issue/Advertised	PO/Contract Signed	Started Work	Completed				
A	Consent Order SSES/Rehab 2022 CONSTRUCTION SCIIP MATCH (CE, KL)	2024-02	100%	4/30/2024	351,291	0	351,291	7/28/2023	10/17/2023	12/4/2023	7/15/2024	316,577	34,714	PROJ & CONT 1501-09008	Tugalo Pipeline Ed Hare
B	Consent Order SSES/Rehab 2023 ENGINEERING SCIIP MATCH (CE, KL)	2024-08	75%	9/29/2025	398,000	0	398,000	N/A	9/15/2023	10/3/2023		204,585	193,415	PROJ & CONT 1501-09009	WK Dickson Priya Verravalli
C	Consent Order SSES/Rehab 2023 CONSTRUCTION SCIIP GRANT (CE, KL)		3%	9/29/2025	0	4,076,461	4,076,461	8/14/2024	11/20/2024	1/27/2025		0	4,076,461	PROJ & CONT 1501-09009	Frank Brinkley Bio-Nomic Services
D	Dewatering Equipment Replacement ENGINEERING SCIIP MATCH (KL)	2024-06	75%	PHASE II 6/30/2026	440,300	0	440,300	9/15/2023	12/19/2023	1/11/2024		213,249	227,051	PROJ & CONT 1501-09011	KCI Technologies Tom Vollmar
E	Dewatering Equipment Replacement CONSTRUCTION SCIIP GRANT (KL)		5%	PHASE II 6/30/2026	0	4,201,858	30,000	3/22/2024	7/30/2024	7/26/2024		0	30,000	PROJ & CONT 1501-09011	Harper GC Justin Jones
F	Exit 4/Oconee Manufacturing Park ("Sewer South Phase III") PS/Sewer ENGINEERING (CE)	TBD	99%	11/1/2024	0	0	N/A OCONEE CO PROJ	N/A OCONEE CO PROJ	N/A OCONEE CO PROJ	Sometime in 2022		0	0	TBD	Thomas & Hutton Lee Brackett
G	Flat Rock PS Replacement ENGINEERING/CONST SVCS SCIIP MATCH (CE)	2022-03	100%	10/23/2024	177,800	0	177,800	2/14/2022	7/5/2055	7/1/2022	10/10/2024	151,548	26,252	PROJ & CONT 1501-09005	KCI Technologies Tom Vollmar
H	Flat Rock PS Replacement CONSTRUCTION SCIIP GRANT (CE)	2024-03	100%	9/30/2024	0	1,321,656	1,321,656	6/7/2023	8/29/2023	3/25/2024	8/27/2024	1,321,656	0	PROJ & CONT 1501-09005	Cove Utilities Jeff Caffery
I	Oconee County & Western Andeson County Sewer Master Plan (CE)	2022-01	100%	6/3/2024	217,800	100,000	317,800	N/A	8/9/2023	9/12/2023	7/1/2024	317,476	324	PROJ & CONT 1501-09007	Weston & Sampson Kip Gearhart
J	Regional Sewer Feasibility Study RIA GRANT (CE)	2024-01	100%	11/29/2024	0	100,000	100,000	5/26/2023	10/10/2023	11/8/2023	9/9/2024	100,000	0	PROJ & CONT 1501-09010	WK Dickson Angie Mettlen
K	I-85 Corridor Phase II ENG/INSPECT SVCS COUNTY FUNDED (CE)	2019-XX	99%	10/31/2024	0	480,850	480,850	Inherited from Oconee Co	5/4/2023	5/4/2023		392,859	87,991	SSF: CIP 1401-06050	Davis & Floyd John Reynolds
L	I-85 Corridor Phase II CONSTRUCTION EDA/RIA/COUNTY FUNDED (CE)	2023-06	100%	10/31/2024	0	12,311,447	11,687,329	9/27/2022	3/23/2023	6/1/2023	2/4/2025	11,687,329	(0)	SSF: CIP 1401-06050	Kevin Moorhead Moorhead Construct
M	Martin Creek PS Basin Trunk Sewer CCTV Engineer Review (KL, CE)	2025-03	90%	3/31/2025	96,000	0	96,000	Consent Order Prof Svcs	9/30/2024			24,488	71,512	PROJ & CONT 1501-09012	Priya Verravalli WK Dickson
N	Southern Westminster Basin Trunk Sewer CCTV Engineer Review (KL, CE)	2025-03	90%	3/31/2025	76,000	0	76,000	Consent Order Prof Svcs	9/30/2024			23,790	52,210	PROJ & CONT 1501-09012	Priya Verravalli WK Dickson
O	Martin Crk PS Basin Flow Study and Compare to Perkins Crk PS Basin to Quantify I/I (CE)	2025-03	10%	3/31/2025	45,000	0	45,000	Consent Order Prof Svcs	9/30/2024			9,815	35,185	PROJ & CONT 1501-09013	Priya Verravalli WK Dickson
P	Speeds Creek PS Force Main Replacement ENGINEERING (CE, KL)	TBD	0%	TBD								0	0	PROJ & CONT 1501-TBD	TBD
Q	Speeds Creek PS Force Main Replacement CONSTRUCTION (CE, KL)		0%	TBD									0	0	PROJ & CONT 1501-TBD
R	I-85 Corridor Phase II Streambank Stabilization & Welcome Center Waterline (CE)	2019-XX	0%	TBD	0	78,650	78,650	Contract Amend #3	2/20/2025			0	78,650	SSF: CIP 1401-06050	Davis & Floyd John Reynolds
S			0%									0	0		
T			0%									0	0		
U			0%									0	0		
V			0%									0	0		
W			0%									0	0		
X			0%									0	0		
Y			0%									0	0		
Z			0%									0	0		
					1,802,191	22,670,922	19,677,137	TOTAL RESTRICTED FUNDS OBLIGATED/ACTUAL TO DATE:				14,763,372	4,913,765	TOTAL AWARDED BUDGET REMAINING	

FY2025 RESTRICTED FUND PROJECTS

PROJECTS MAY CARRY ACROSS BUDGET YEARS

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Row #	Restricted Fund Projects (Project Manager)	Notes
A	Consent Order SSES/Rehab 2022 CONSTRUCTION SCIIP MATCH (CE, KL)	Carryover from FY 2023 OJRSA CONG: \$40,000 . 5/20: COMPLETE. Used \$6,785.98 of budgeted/approved Owner Contingency for additional concrete work on final repair.
B	Consent Order SSES/Rehab 2023 ENGINEERING SCIIP MATCH (CE, KL)	PO/Contract Amount includes \$700,000 owner contingency 11/20: Pre-con held today. NTP for 1/2/2025. Bio-Nomic to send out construction schedule and shop drawings for engineer review. 1/21/2025: Bio-Nomic was scheduled to start this week but delayed one week due to incoming winter weather. 1/27: Began CCTV work. 3/5: Pre-CCTV work is complete and in process of review. 3/11: Engineer says project is behind schedule. 3/18: \$0 change order processed to allow for schedule modification
C	Consent Order SSES/Rehab 2023 CONSTRUCTION SCIIP GRANT (CE, KL)	11/7: Authorized KCI to use \$3,000 of project contingency for redoing layout for Schwing presses. 12/2: Signed Construction Permit Application, etc. 1/6/2025: Received 90% plans, Jackson Electric visited site to assess. 1/22: Received SCDES construction permit application payment request of \$550. 2/4: Board approved contracts. Signed, submitted stormwater permit application. 3/10: Received feedback from SCRIA on contract. KCI will need to oversee a few items and respond.
D	Dewatering Equipment Replacement ENGINEERING SCIIP MATCH (KL)	2/19: G Hart mentioned that he found that A Brock had submitted it and they haven't heard anything from SCDES yet. 3/18: Issued revised Conditional Acceptance letter to A Brock for her to send to T&H if she agreed with conditions.
E	Dewatering Equipment Replacement CONSTRUCTION SCIIP GRANT (KL)	9/3: Rain over weekend caused washing. Contractor to better stabilize area. 9/17: Cove/KCI have identified some solutions for stabilization. 9/18: Received SCDES Permit to Operate. Need record drawings, electronic files, site stabilization completion, etc. 10/10: Received final engineering invoice. 10/14: Received GIS information. COMPLETE. Retained approx. \$26,252 for PM and inspection funds not used, making OJRSA funding amount \$151,548.
F	Exit 4/Oconee Manufacturing Park ("Sewer South Phase III") PS/Sewer ENGINEERING (CE)	To continue under #2022-01 (Fair Play and Townville Area Sewer Basin Plan). 6/26: Provided W&S comments on draft. Have received 1/2 of "grant" for study. 7/1: Presented to Board and report finalized and put on website. 8/5: Board adopted. COMPLETE.
G	Flat Rock PS Replacement ENGINEERING/CONST SVCS SCIIP MATCH (CE)	8/5: Presented to Board as draft. Needs to be finalized. Will be considered 9/9. 9/9: Board approved. Next phase is implementation. This will be tracked in FY2025 O&M Projects. COMPLETE. 10/31: Received RIA Grant Close Out Letter.
H	Flat Rock PS Replacement CONSTRUCTION SCIIP GRANT (CE)	2/5: Still need GIS from D&F. 2/5: Received message from A Brock saying county approved Amendment #3 contract for streambank stabilization and water line. She will sign. Amount-\$78,650. 2/6: Received update letter from Justin Brooks w/ Moorhead. 2/26: Received SCRIA Final Closeout letter. 3/5: Signed , submitted Stormwater Notice of Termination
I	Oconee County & Western Andeson County Sewer Master Plan (CE)	1/2/2025: KL to see if it is complete or if they still need smoke test info. Need to now look at flow study analysis. 1/9: Received prelim report from WKD. Will review and provide comments. 1/27: Provided comments to Priya.
J	Regional Sewer Feasibility Study RIA GRANT (CE)	1/2/2025: Engineer now has all CCTV data. They still need smoke testing. 1/27: Provided smoke test data to engineer. 3/11: Prefinal report expected for comments by end of week. 3/18: Received draft report for review.
K	I-85 Corridor Phase II ENG/INSPECT SVCS COUNTY FUNDED (CE)	12/12: Rainfall event on 12/10 considered first qualifying event. WKD continuing to monitor flow meters. 12/27: Second qualifying rain event. 2/12/2025: This is possibly the 3rd qualifying event. WKD is assessing data.
L	I-85 Corridor Phase II CONSTRUCTION EDA/RIA/COUNTY FUNDED (CE)	CONSENT ORDER ITEM 7/15/2024: As identified in the 20 Year Master Plan, this force main should be replaced with similar sized pipe. 2/3/2025: Mentioned during board meeting that we had another break on line and it was mentioned that OJRSA will have to begin design during next fiscal year. B Faires asked to have this added as an agenda item for O&P Comm meeting.
M	Martin Creek PS Basin Trunk Sewer CCTV Engineer Review (KL, CE)	2/10/2025: Received signed agreement from A Brock, CE executed agreement and sent to D&F. 2/10: Roger Sears responded to R Love's email saying water line will need to be handled through encroachment process.
N	Southern Westminster Basin Trunk Sewer CCTV Engineer Review (KL, CE)	
O	Martin Crk PS Basin Flow Study and Compare to Perkins Crk PS Basin to Quantify I/I (CE)	
P	Speeds Creek PS Force Main Replacement ENGINEERING (CE, KL)	
Q	Speeds Creek PS Force Main Replacement CONSTRUCTION (CE, KL)	
R	I-85 Corridor Phase II Streambank Stabilization & Welcome Center Waterline (CE)	
S		
T		
U		
V		
W		
X		
Y		
Z		

Example: 100 home subdivision (As discussed during February 20, 2024 Finance & Administration (F&A) Committee meeting)

The costs in the example below are based on the current impact fees collected by OJRSA for treatment plant capacity expansion and upgrades only, not those associated with the conveyance system improvements necessary to deliver additional flow due to growth. This calculation to determine the “Treatment Only” portion of current \$15.25/gallon total impact fee¹ is:

$$\frac{\$15.25 \text{ per gallon}}{125\%} = \$12.20 \text{ per gallon for Treatment Only}$$

OJRSA METHOD OF CALCULATING TREATMENT ONLY IMPACT FEES DUE

OJRSA Impact Fee Policy uses a calculation that generally says that homes with a 2-inch water meter use 150 gallons per day (gpd).

$$100 \text{ Homes} \times 150 \frac{\text{gpd}}{\text{meter}} = 15,000 \text{ gpd for subdivision}$$

The total “Treatment Only” portion of the impact fees of \$12.20 per gallon per water meter is \$183,000.

$$\frac{\$12.20}{\text{gal}} \times 15,000 \text{ gpd} = \$183,000 \text{ collected for development}$$

SC DEPARTMENT OF ENVIRONMENTAL SERVICES (SCDES) METHOD OF CALCULATING TREATMENT ONLY IMPACT FEES DUE

SCDES Regulation 61-67 Appendix A says subdivisions are to be constructed using 300 gpd, not 150 gpd like OJRSA uses based on its Impact Fee Policy.

$$100 \text{ Homes} \times 300 \frac{\text{gpd}}{\text{meter}} = 30,000 \text{ gpd for subdivision}$$

The total “Treatment Only” portion of the impact fees of \$12.20 per gallon per water meter is \$366,000 **BUT** if were to use the approximate cost of \$19.60 per gallon for plant expansion as presented by Weston & Sampson (W&S) to the OJRSA F&A Committee on September 26, 2023, the cost to expand the treatment facility would be \$570,000.²

$$\frac{\$12.20}{\text{gal}} \times 30,000 \text{ gpd} = \$366,000 \text{ (based on OJRSA fee)}$$

$$\frac{\$19.60}{\text{gal}} \times 30,000 \text{ gpd} = \$588,000 \text{ (W\&S suggested fee)}$$

There is a difference (deficit) of \$387,000 between what the OJRSA is collecting in impact fees for this development and what the projected cost will be to add the SCDES-based flow to the treatment facility via plant expansion. The calculation below does not include costs for conveyance system improvements, which are estimated by consultant to cost additional \$4.90/gallon in the W&S August 2023 memo.

$$\$183,000 \text{ collected by OJRSA} - \$588,000 \text{ needed to add SCDHEC R. 61 - 67 Appendix A capacity per home} = \mathbf{-\$405,000}$$

$$[\text{Per home: } \left(\frac{\$12.20}{\text{gal}} \times 150 \frac{\text{gpd}}{\text{meter}} \right) - \left(\frac{\$19.60}{\text{gal}} \times 300 \frac{\text{gpd}}{\text{home}} \right)] = \$1,830 \text{ collected by OJRSA method} - \$5,880 \text{ per DHEC \& W\&S method} = \mathbf{-\$4,050/home}$$

¹ As approved by OJRSA Board of Commissioner on October 2, 2023.

² W&S suggested \$19.60 per gallon for Treatment Plant Improvements and an additional 25% above this for Conveyance System Improvements (equal to an additional \$4.90 per gallon) needed to accommodate growth as stated in its August 21, 2023 memo to the OJRSA as presented to F&A Committee on September 26, 2023. Total recommended cost was \$24.50 per gallon.



3453 Pelham Road, Suite 204, Greenville, SC 29615
Tel: 864.686.5774

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	0	76
Commercial / Industrial	5/8"	690	0	0	345
	3/4"	0	0	0	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.

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.

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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.

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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

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SECTION 1 – ADOPTION

The *OJRSA Impact Fee Policy* (the “Impact Fee Policy” or “Policy”) shall become effective in accordance with OJRSA Resolution 2024-04. 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

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	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.

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- 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

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- 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.

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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	10/02/2023	Initial issue of comprehensive <i>OJRSA Impact Fee</i> by <i>OJRSA Resolution 2024-04</i> .

OCONEE JOINT REGIONAL SEWER AUTHORITY 20-YEAR CAPITAL IMPROVEMENT PLAN & REHABILITATION PLAN

Includes projects identified in *Oconee County & Western Anderson County Sewer Master Plan Scenario 4* as recommended by Weston & Sampson/Bolton & Menk (2024) and known/anticipated O&M and rehabilitation projects. All costs in July 2024 Dollars.

December 2024 (priorities updated February 2025)

Priorities -- 1A: Critical O&M/Consent Order with No/Limited Growth **1B:** Critical O&M/Consent Order with More Significant Growth

PRIORITY	PROJECT	LOCATION	FUNDING SOURCE	FISCAL YEAR(S)	CONSENT ORDER	TOTAL COST (\$)
1A	Systemwide Improvements (Rehab 100% of System Plus Misc. Gravity Sewer Improvements)	Conveyance	Primary Debt	ALL YEARS = \$1,228,750/Yr	YES	1,228,750
	CCTV/Cleaning	Conveyance	Annual (O&M)	ALL YEARS = \$200,000/Yr	YES	200,000
	Engineering/Flow Metering	Conveyance	Annual (O&M)	ALL YEARS = \$800,000/Yr	YES	800,000
	GIS/Mapping	Conveyance	Annual (O&M)	ALL YEARS = \$29,550/Yr	YES	29,550
	Choestoea Creek PS Replacement	Conveyance	Cash &/or Debt	2026-2027	YES	2,887,500
	Speeds Creek Force Main Replacement	Conveyance	Cash &/or Debt	2026-2027	YES	2,713,000
	Coneross Influent PS Replace Soft Starts	WRF	Annual (O&M)	2026	No	104,650
	Primary Clarifiers: Prim Clarifier Sludge #3 Pump Replacement	WRF	Annual (O&M)	2026	No	30,000
	Pelham Creek PS Replacement CAN BE ELIMINATED BY DAVIS CREEK SEWER PROJECT	Conveyance	Cash &/or Debt	2026-2027	No	2,000,000
	Aeration: Gate Replacements	WRF	Cash &/or Debt	2026-2027	No	300,000
	Aeration: Motor Repair / Replacement	WRF	Cash &/or Debt	2026-2027	No	107,620
	Biological Reactor Basin: Valve / Gate Replacements	WRF	Cash &/or Debt	2026-2027	No	293,020
	Digesters / Sludge Holding Tanks: Mixer Replacement for #1	WRF	Cash &/or Debt	2026-2027	No	273,000
	Digesters / Sludge Holding Tanks: Replace Blowers	WRF	Cash &/or Debt	2026-2027	No	560,300
	Electrical: Backup Power - Portable Generator Connection (inc. Engineering)	WRF	Cash &/or Debt	2026-2027	No	212,875
Flow Equalization & Storage: Day Tank Mixing and Control Equipment	WRF	Cash &/or Debt	2026-2027	No	232,473	
Secondary Clarifiers: Rebuild / Replace Mechanical Equipment	WRF	Cash &/or Debt	2026-2027	No	375,800	
1B	Perkins Creek PS Replacement	Conveyance	Primary Debt	2026-2027	YES	6,930,000
	Millbrook PS Upgrade CAN BE ELIMINATED BY DAVIS CREEK SEWER PROJECT	Conveyance	Cash &/or Debt	2026-2027	No	2,000,000
	Martin Creek H2S Control	Conveyance	Cash &/or Debt	2026-2027	No	1,000,000
	Seneca Creek PS Upgrade POSSIBLE ELIMINATION BY DAVIS CREEK SEWER PROJECT	Conveyance	Primary Debt	2026-2027	No	3,750,000
\$26,028,538 All Priority 1A and 1B projects for						
FY 2026 and FY2026+FY2027						

Cumulative cost for
\$ 7,858,800 all Priority 1A

See reverse for Priority 1A and 1B sorted by funding source

BY FUNDING SOURCE THEN CONSENT ORDER	COST (\$)
Annual (O&M)	1,164,200
No	134,650
Coneross Influent PS Replace Soft Starts	104,650
Primary Clarifiers: Prim Clarifier Sludge #3 Pump Replacement	30,000
YES	1,029,550
CCTV/Cleaning	200,000
Engineering/Flow Metering	800,000
GIS/Mapping	29,550
Cash &/or Debt	12,955,588
No	7,355,088
Aeration: Gate Replacements	300,000
Aeration: Motor Repair / Replacement	107,620
Biological Reactor Basin: Valve / Gate Replacements	293,020
Digesters / Sludge Holding Tanks: Mixer Replacement for #1	273,000
Digesters / Sludge Holding Tanks: Replace Blowers	560,300
Electrical: Backup Power - Portable Generator Connection (inc. Engineering)	212,875
Flow Equalization & Storage: Day Tank Mixing and Control Equipment	232,473
Martin Creek H2S Control	1,000,000
Millbrook PS Upgrade CAN BE ELIMINATED BY DAVIS CREEK SEWER PROJECT	2,000,000
Pelham Creek PS Replacement CAN BE ELIMINATED BY DAVIS CREEK SEWER PROJECT	2,000,000
Secondary Clarifiers: Rebuild / Replace Mechanical Equipment	375,800
YES	5,600,500
Choestoea Creek PS Replacement	2,887,500
Speeds Creek Force Main Replacement	2,713,000
Primary Debt	11,908,750
No	3,750,000
Seneca Creek PS Upgrade POSSIBLE ELIMINATION BY DAVIS CREEK SEWER PROJECT	3,750,000
YES	8,158,750
Perkins Creek PS Replacement	6,930,000
Systemwide Improvements (Rehab 100% of System Plus Misc. Gravity Sewer Improvements)	1,228,750
Grand Total	26,028,538

SEWER USE REGULATION UPDATE SUMMARY



The summary below compiles the proposed revisions incorporated into OJRSA's current Sewer Use Regulation. These updates were prepared to address public feedback regarding fats, oils, and grease as well as several new or modified definitions to support these changes to add clarity.

FATS, OILS, AND GREASE ADDITIONS AND EDITS *(Multiple Sections)*

- Removes two subsections altogether from Section 10.6 that discuss maintenance since this is covered in Section 10.9
- Revises Section 10.8 to require that FOG Trap Devices must be certified by the Plumbing and Drainage Institute for flow and grease capacity
- Revises Section 10.8 changing the order information is presented for clarity

MAINTENANCE REQUIREMENTS *(Section 10.9)*

- Adds language to enable OJRSA to
 - change maintenance requirements due to evolving changes to operation, business hours, equipment, menu options, seating capacity, etc.
 - require increased cleaning of FOG Control Devices should OJRSA experience FOG maintenance issues on the collection system
 - perform sampling to determine the source of the FOG should OJRSA experience FOG maintenance issues on the collection system
 - work on a case-by-case basis with FOG Generators to adjust the cleaning frequency
 - perform enforcement action on FOG Generators for noncompliance with maintenance regulations
- Adds language regarding the frequency of FOG Control Device maintenance by type, establishes minimum timelines for maintenance schedules and includes an explanation of the 25% Rule to assist with cleaning frequency.
- Clarifies requirements for Hauled Waste Transporters and Plumbers.

REQUESTS FOR VARIANCE *(Section 10.13)*

- Establishes a process for FOG Generators to request in writing a reduction in cleaning frequency.

AUTHORITY AND GENERAL CONDITIONS *(Section 11.1)*

- Establishes the ability of OJRSA to accept waste from outside of the OJRSA service area during an emergency declaration from the state or federal government

GENERAL EDITS

- Adds language for how this regulation is formatted in Section 3.5
- Adds clarifying language for variances in Section 4.17
- Clarifies the requirement for wet signatures for the following submittals to OJRSA: industrial permits (Section 7.1), baseline reporting requirements (Section 7.2), certification statements (Section 7.11), and Septic Tank Discharge Record forms with certification statement (Section 11.3)
- Clarifies language about resampling requirements in Section 7.8
- Removes the requirement of a facility to provide their NAICS code for FOG generation in Section 10.7