



ADMINISTRATOR'S REPORT

Kevin Bronson

Office of the City Administrator
Westminster, South Carolina

September 18, 2026

GENERAL INFORMATION

Downtown Streetscape Update

Paving is complete. Improvements on North avenue is nearly complete. Light poles have been installed. A walk through of the site was held Friday, September 18, 2026 with City staff, the contractor, and the engineer. Corrective items were noted. Expectations are for the project to be complete by the Bigfoot Festival.

The streetscape project is paid for with a combination of Community Development Block Grant, Appalachian Regional Commission Grant and Oconee County C-Funds.

Westminster GoGov App

The Westminster GoGov app will be utilized as an additional communication tool with City residents and City utility customers (and anyone in the world that chooses to install the app on their smart phone). The development of the app is nearly complete with a projected "go live" date of September 25, 2026.

Open Position – Assistant to the City Administrator

Applications are being accepted for the Assistant to the City Administrator position. More information is available here: <https://westminstersc.org/careers/>

The William Bartram Statue Project

The Westminster William Bartram Statue Project website is available at <https://www.williambartramsc.com>

This website will be used to inform the public about the project and seek donations to make it a reality. Once the project is complete the website will then be used to promote places and activities in Oconee County that inform, educate and entertain those interested about Bartram's legacy and the natural environment.

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

- We will be picking up food boxes compliments of the Community Tree this coming Saturday morning. We will distribute these throughout the weekend to community families.
- Subway of Westminster has an amazing offer. Any rec/travel ball player for any sport that wears their jersey will get a free cookie. They have several other specials as well. We encourage all our athletes, whether playing at home or away, to swing by Subway and take advantage of this opportunity.

- Basketball registration will be held in October. Details will be available in the coming weeks.
- Sponsors are needed for the upcoming basketball season. Contact us at 864 647 3208 or message us on Westminster Recreation Department Facebook messenger for more information.
- This year's version of the Westminster High School Gathering was held this past Saturday at the M D Cleveland Civic Center. As always, a great time was had by all.

Lucky Street, James Street, and Highland Avenue Water Improvements

Notice to Proceed was issued March 25, 2026. Construction schedule details 90 days to Substantial Completion, 105 days to Final Completion. Lucky St Water Main is 100% complete. Mimosa St Extension Water Main install is completed as well. Highland Ave 6" main installation has been completed & tied into Norris. Installation of 6" main for James St to Main St is complete. Pressure test has passed and Notice to Operate was issued by SCDES. Service lines are being installed.

Electric Undergrounding Project

UPA has completed all boring. Pads have been set. 100% of the wire has been pulled. 90% of terminations have been made. Switchgear has been delivered; preparation for final testing is in progress. The fiber contractor is on-site to complete the line installation to the substation. Completion was projected for the end of August but may now push into the end of September.

SCADA Upgrade Project

The Notice to Proceed was issued March 26, 2026. The project schedule details 150 Days to Substantial Completion, 180 Days to final completion. The radio survey has been completed with excellent results. The design is in development, and graphics will be sent for approval soon. Radios & antennas have been delivered. Additional mounting hardware is still arriving. Onsite work is currently in progress with new radio antennas being mounted at each location. Project is nearing final stage. *(No changes since last report.)*

Unity Tank Upgrade

The Unity Tank project is being funded through the South Carolina Rural Infrastructure Authority (SC RIA) and the City's 2025 Combined Utility System Bond. The DES construction permit is approved, and the project has been approved by RIA to start the procurement process. Four contactors attended the pre-bid meeting held on September 9, 2026 and six sealed bids were received on September 16, 2026.

Board of Zoning Appeals

The BZA met on September 17, 2026 at 5:00 pm at City Hall. The agenda packet is attached. Of note: the Board approved the City's Notice of Violation against the property owner of 106 Pump House Road.

Westminster Planning Commission

The PC met on September 17, 2026 at 6:00 pm at City Hall. The agenda packet is attached. Of note: the Commission approved the requested rezoning of 1109 E Main Street, 310 & 330 Hall Road and other associated parcels (those not bordered by a road or street) for the Horton Rec Fields. The PC actions will be forwarded to the City Council for consideration at its next meeting.

OJRSA

The Board met September 14, 2026; the draft meeting minutes are attached. The Operations & Planning Committee met September 17, 2026; the agenda is attached. Past and future meetings are available on OJRSA's YouTube channel <https://www.youtube.com/@OconeeJRSA>

PMPA

Nothing to report. (www.pmpa.com)

PLEASE MARK YOUR CALENDAR

~~September 22, 2026 at 9:00 am OJRSA Finance & Administration Committee at OJRSA~~ *(cancelled)*
September 24, 2026 at 10:00 am PMPA Board Meeting at PMPA

October 5, 2026 at 4:00 pm OJRSA Board Meeting at OJRSA
October 8, 2026 at 9:00 am OJRSA Reconstitution Committee and Executive Committee at OJRSA
October 13, 2026 at 6:00 pm City Council Meeting at the Westminster Fire Department
October 15, 2026 at 8:30 am OJRSA Operations & Planning Committee at OJRSA

Special Events Calendar

SC Foothills Heritage Fair – September 22-26, 2026 at the FARM Center

For more information, visit the FARM Center's website here: <https://www.farmoconee.org/fair>

Golden Corner Native Plant Festival – October 3, 2026 10 am-3 pm at the FARM Center

Native Plant nurseries, local vendors, speakers, kids activities and food trucks will be on site for all to enjoy.

South Carolina Bigfoot Festival – October 9-10, 2026 Downtown Westminster

For more information: <https://www.scbigfootfestival.com/schedule>

Music on Main by the Westminster Music Centre – October 17, 2026 Main Street Westminster

Cruise-in starts at 3:00 pm with the concert starting at 5:00 pm.

Artists are Reedy River String Band and the Matt Phillips & Whats Good.

More information is available here: <https://www.westminstermusiccentre.org/>

Boo on Main - October 31, 2026

...details to come...

Veterans Day Parade – November 11, 2026 Downtown Westminster

Time TBD.

Christmas Parade – December 4, 2026 Downtown Westminster

Time TBD.

**City of Westminster Board of Zoning Appeals
September 17, 2026 at 5:00pm
Westminster City Hall
100 E. Windsor St**

I. Call to order

II. Consideration of July 13, 2026 Meeting Minutes

III. Open Public Hearing

The Public Hearing is for anyone who wishes to speak for or against the requested action.

IV. Close Public Hearing

V. Consideration of Variance Request for 106 Pump House Road (TMS # 530-16-02-013)

The applicant requests the following:

1. Applicant hereby appeals to the Board of Zoning Appeals (BZA} from the following action of the Planning Director/Zoning Administrator affecting the subject property on the grounds that the: *denial* of a zoning application was and contrary to provisions of the zoning ordinance or other action or decision of the Planning Director/Zoning Administrator was erroneous as detailed in its application.
2. The applicant contends that the interpretation of the zoning ordinance is applied to the property is *Erroneous, contrary to s.c. law, and an incorrect application of nonconforming use principles. Under established South Carolina common law (See Purdy v. Moise, 223 s.c. 298, 75 S.E.2d 605 (S.C. 1953)), a vested nonconforming use runs with the land and is not forfeited or abandoned by temporary utility disconnections during tenant defaults or property transitions. Historical Google Earth satellite imagery confirms continuous placement and residential development on this parcel since at least 2000.*
3. The applicant requests the following relief:
 - a. *Vacate and set aside the Notice of Violation and Order to Remove dated July 8, 2026.*
 - b. *Formalize and confirm the pre-existing, vested nonconforming status of the residential structure at 106 Pump House Rd.*
 - c. *Direct the Zoning Department to issue necessary zoning compliance approval to allow immediate reconnection of municipal utilities.*

Staff contends its interpretation of the International Property Maintenance Code and Westminster Zoning Ordinance is correctly applied to 106 Pump House Road as stated on the attached Notice of Violation and requests the Board of Zoning Appeals to:

- a. Uphold the Notice of Violation dated July 8, 2026 as written.
- b. Deny the requests for maintenance of non-conforming status.
- c. Deny the request for utility reconnection which is inappropriately requested.
City utility service provision not within the preview of the BZA.

VI. Member Comments

VII. Adjourn

City of Westminster
MINUTES OF THE BOARD OF ZONING APPEALS
July 13, 2026 at 5:00 pm
Westminster City Hall Conference Room

The meeting was called to order at 5:00pm. In attendance were Boyce Snipes, Krysta Kokay, Lucas Snedigar, Jonathan Cheek, and Garrett Dunn.

City Administrator, Kevin Bronson
Assistant City Administrator, Presley Morello
City Clerk, Kiley Carter
Fire Marshal, Jeff Klaren

Swearing in New Members

The City Clerk swore in all new members with the oath along with reinstating Mr. Boyce Snipes.

Election of Officers

Mr. Bronson explained how this usually works or that anyone could volunteer to be an officer.

Krysta Kokay volunteered to be the chair. Jonathan Cheek volunteered to be the Vice chair.

Upon a motion by Mr. Snedigar and seconded by Mr. Snipes, the motion to approve the chair and vice-chair volunteers passed unanimously.

Consideration of Variance Request for 1109 E Main Street (TMS # 530-22-08-007)- Public Hearing

Mr. Bronson and Mr. Morello informed the Board that Waffle House is seeking a variance to allow for construction of a commercial building with the standard Waffle House dimensions. They are requesting a 15 foot setback due to the space of this lot and not wanting to build over storm drains. The old building will be demolished with a new one put in its place.

There were no public comments.

Upon a motion by Mr. Dunn and seconded by Mrs. Kokay, the motion to approve the variance request for 1109 E Main Street passed unanimously.

Training

Mr. Bronson explained that this group will need training since they are all mostly new and then must be completed yearly. He stated that Mr. Morello will work on scheduling this.

Adjourn

Without Objection, the meeting adjourned at 5:37 pm by Mrs. Kokay.

(Minutes prepared by Kiley Carter)



Together We Grow

CITY OF WESTMINSTER

CODES AND ZONING DEPARTMENT

Westminster, South Carolina

NOTICE OF VIOLATION AND ORDER TO REMOVE UNLAWFUL MOBILE HOME

Date: July 8, 2026

Parcel ID: 530-16-02-013

Property Address:

106 Pump House Rd.

Westminster, SC 29693

Owner of Record:

DHP Real Estate LLC

2123 Old Spartanburg Rd., Suite 184

Greer, SC 29650

RE: Unlawful Mobile Home Located Within the R-15 Residential Zoning District

Dear Property Owner:

An inspection of the above-referenced property has determined that the mobile home located at 106 Pump House Road is no longer a lawful residential use.

The property is located within the R-15 Residential Zoning District. The dwelling has had both electrical and water service disconnected and is no longer a legally occupied residence. As a result, the mobile home no longer qualifies as a lawful residential use on this property and is not permitted to remain on the lot under the current zoning regulations governing the R-15 Residential District.

The continued placement of the mobile home on the property constitutes a violation of the City of Westminster Zoning Ordinance governing permitted uses within the R-15 Residential District and is subject to enforcement.

ORDER TO CORRECT

You are hereby ordered to correct this violation by completing the following action:

The mobile home shall be permanently removed from the property within thirty (30) days of your receipt of this Notice of Violation.



Together We Grow

Removal shall include all associated appurtenances, steps, skirting, utility connections, debris, and any materials associated with the placement of the mobile home, leaving the property in a clean and safe condition.

RIGHT TO APPEAL

You have the right to appeal this Notice of Violation and request a hearing before the appropriate board or authority as provided by the City of Westminster Code of Ordinances. Any request for appeal must be submitted in accordance with the City's established procedures and within the applicable time limits.

The filing of an appeal or request for a variance or rezoning does not automatically stay or extend this Order to Remove.

Should you seek a variance, rezoning, or other zoning relief, it is your responsibility to obtain all necessary approvals before the required compliance date established by this Notice.

If no approval authorizing the continued placement of the mobile home has been granted by the compliance deadline, the mobile home shall nevertheless be removed from the property as ordered herein.

Failure to comply with this Order may result in enforcement through Municipal Court, the assessment of applicable fines and penalties, and any other remedies authorized by the City of Westminster Code of Ordinances and the laws of the State of South Carolina.

If you have questions regarding this Notice or the procedures for requesting zoning relief, you may contact the City of Westminster Codes and Zoning Department.

Respectfully,

Richard Klaren
Fire Marshal / Code Enforcement Officer
City of Westminster Codes and Zoning
Cell: 864-873-8680
Email: jklaren@westminstersc.org

David W. Gantt, Esquire
106 Burdock Way
Simpsonville, SC 29681
(864) 608-7526

August 5, 2026

City of Westminster
Code Compliance and Development
100 E Windsor St
Westminster, SC 29693-0399

VIA U.S. Mail

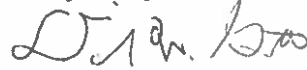
Re: Parcel ID: 530-16-02-013
Notice Of Violation
Appeal of Violation Application

To Whom It May Concern:

Enclosed please find the original Application of Appeal of the Notice of Violation dated July 8, 2026. Also enclosed please find my trust account check in the amount of \$75.00 for the appeal application fee. Please file and forward to the Zoning Board of Appeals at your earliest convenience. Please return to me a filed copy of the application and the date and time of the appeal hearing.

If you have any questions or require additional information, please do not hesitate to contact me. I very much appreciate your assistance in this matter. With kind regards, I am

Very Truly Yours,



David W. Gantt

Enclosures: Zoning Violation Notice of Appeal Form



ZONING APPEAL APPLICATION

Code Compliance and Development
100 E Windsor St
Westminster, SC 29693-0399
864-647-3200 X 105

APPLICATION DATE: 08/05/2026

APPLICATION TYPE:

- ☐ Appeal from decision of Planning Director/
Zoning Administrator
- ☐ Appeal for Variance from the strict application
of the Zoning Ordinance

APPLICANT(S) NAME: David W. Gantt, Esq. Counsel for Philip Klinck, Trustee of 106 Pump House Land Trust

APPLICANT(S)
ADDRESS: 106 Burdock Way
Simpsonville, SC 29681

PHONE: MOBILE: 864-608-7526 WORK:

EMAIL ADDRESS: ganttlawfirm@gmail.com

OWNER(S) OF
RECORD: Philip Klinck, Trustee of 106 Pump House Land Trust

OWNER(S) ADDRESS: 2123 Old Spartanburg Rd
Suite 184
Greer, SC 29650

PHONE: MOBILE: WORK:

EMAIL ADDRESS: philip@upstatelandtrust.com

SUBJECT PROPERTY
ADDRESS: 106 Pump House Road
Westminster, SC

TMS/PIN #: 530-16-02-013

ZONING DISTRICT: R-15 One-Family Resid

PARCEL AREA (SQ FT)
& DIMENSIONS: 16,117 sq ft

LAND USE

Residential

LAND USE
TYPE:

Non-Conforming Building and/or Use

CHANGE OF USE:

Re-established or re-occupied after discontinuance of utilities or sale of real property

NARRATIVE - APPEAL FROM DECISION OF PLANNING DIRECTOR/ZONING ADMINISTRATOR

Instructions - Answer each of the following questions:

1. Applicant hereby appeals to the Board of Zoning Appeals (BZA) from the following action of the Planning Director/Zoning Administrator affecting the subject property on the grounds that the:

(choose one)

denial

of a zoning application was erroneous and contrary to provisions of the zoning ordinance or other action or decision of the Planning Director/Zoning Administrator was erroneous as follows:

(describe date and action or decision taken)

See attached Notice of Appeal and Supporting Memorandum incorporated herein by reference.

2. The applicant contends that the interpretation of the zoning ordinance is applied to the property is...

Answer:

Erroneous, contrary to S.C. law, and an incorrect application of nonconforming use principles. Under established South Carolina common law (See Purdy v. Moise, 223 S.C. 298, 75 S.E.2d 605 (S.C. 1953)), a vested nonconforming use runs with the land and is not forfeited or abandoned by temporary utility disconnections during tenant defaults or property transitions. Historical Google Earth satellite imagery confirms continuous placement and residential development on this parcel since at least 2000.

3. The applicant requests the following relief...

Answer:

A. Vacate and set aside the Notice of Violation and Order to Remove dated July 8, 2026.
B. Formalize and confirm the pre-existing, vested nonconforming status of the residential structure at 106 Pump House Rd.
C. Direct the Zoning Department to issue necessary zoning compliance approval to allow immediate reconnection of municipal utilities.

**NARRATIVE - APPEAL FOR VARIANCE FROM THE
STRICT APPLICATION OF THE ZONING
ORDINANCE**

Instructions - Answer each of the following questions:

1. The applicant hereby appeals to the Board of Zoning Appeals (BZA) for a variance from the strict application of the following provisions of the Zoning Code Ordinance:

Answer:

2. The application of the ordinance will result in unnecessary hardship, and the standards for a variance as set by South Carolina Code of Laws and the Westminster Code of Ordinance are met by the following facts:

(a) there are extraordinary and exceptional conditions pertaining to the particular piece of property as follows;

Answer:

(b) these conditions do not generally apply to other property in the vicinity as shown by;

Answer:

(c) because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and

Answer:

(d) the authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance as explained below:

Answer:

A copy of the plat map of record, recorded survey, plot plan, and the following documents are submitted in support of this application:

Copies and documents:

- ☒ Plat Map of Record
- ☒ Recorded Survey
- ☒ Plot Plan _
- ☒ Notice of Appeal and Supporting Memorandum_____
- ☐ _____

BY MY SIGNATURE, I AFFIRM THAT: the information provided on this form is true and accurate; the subject property is not restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity described in this application pursuant South Carolina Code of Laws Section 6-29-1145.

Date:

8/5/2006

Applicant Signature:



ABBREVIATIONS

- LAND LOT LINE
- RIGHT OF WAY
- PROPERTY LINE
- IRON PIN FOUND
- IRON PIN SET
- FOUND
- CENTERLINE
- OPEN TOP PIPE
- DEED BOOK
- PLAT BOOK
- NOW OR FORMERLY
- EDGE OF PAVEMENT
- WATER METER
- POWER BOX
- TELEPHONE BOX

FILED OCT 11 1907
SALLIE C. SMITH
CLERK OF COURT

2008 JUN 14 P 2:07

LEGEND

- Existing Concrete Right-of-Way Monument
- Iron Pin Found (with material & type)
- Iron Pin Set (with material & type)
- Fence line (with material & type)
- Power/Telephone Pole & Type Line
- Break in Property Line or Right-of-Way

N/F ROGER THRIFT
DB 479/282, PB P-34/124

N/F ROGER THRIFT
DB 479/282, PB P-34/124

N/F HANCUCLAR MARTINUS/III
DB 804/207, PB P-41/825

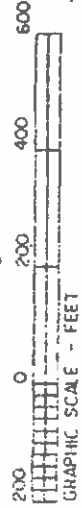
COURSE	IN FEET	DISTANCE
1-1	N 27°01'12" W	40.87'
1-2	N 38°31'12" W	11.21'
1-3	N 38°18'29" W	67.71'
1-4	N 25°02'30" W	44.36'
1-5	N 16°35'08" W	43.89'
1-6	N 23°05'17" W	86.36'
1-7	N 25°00'32" W	148.31'
1-8	N 57°00'15" W	48.21'
1-9	N 70°14'11" W	36.92'
1-10	N 68°18'44" W	60.72'
1-11	N 94°32'10" W	72.85'
1-12	N 51°17'38" W	81.49'
1-13	N 43°29'39" W	31.26'

AREA - 2.686 ACRES

11005732

10.00 Ret. McDonald Title Agency
PO Box 277 Anderson, SC

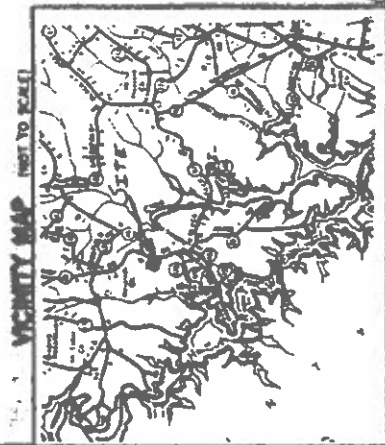
-SURVEYOR-
E. J. Davidson
615 Gibson Road
Clemensville, Ga. 30523
Ph. (706) 754-4988
Ga. #27586
S.C. #16127 N.C. #L-5746
Tenn. #1877 Ala. #20350



BOUNDARY SURVEY FOR:
ROGER THRIFT-aka
Roger Thornton Thrift
LOCATED IN:
LOCAL 00 TOWNSHIP
OCONEE COUNTY, SOUTH CAROLINA
SCALE: 1" = 200'
JANUARY 31, 2000

THE SAME BEING A PORTION OF THE LAND DESCRIBED IN DEED BOOK 475, PAGE 282 RECORDED IN THE REC. OFFICE FOR OCONEE COUNTY.

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN, ALSO THERE ARE NO ENCROACHMENTS, PROJECTIONS, OR SETBACKS AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN.



FILED OCONEE
SALLIE C. SMITH
CLERK OF COURT

2000 JUN 14 P 12:18

LINE	BEARING	LENGTH
A	N 32 10 20 E	34.08

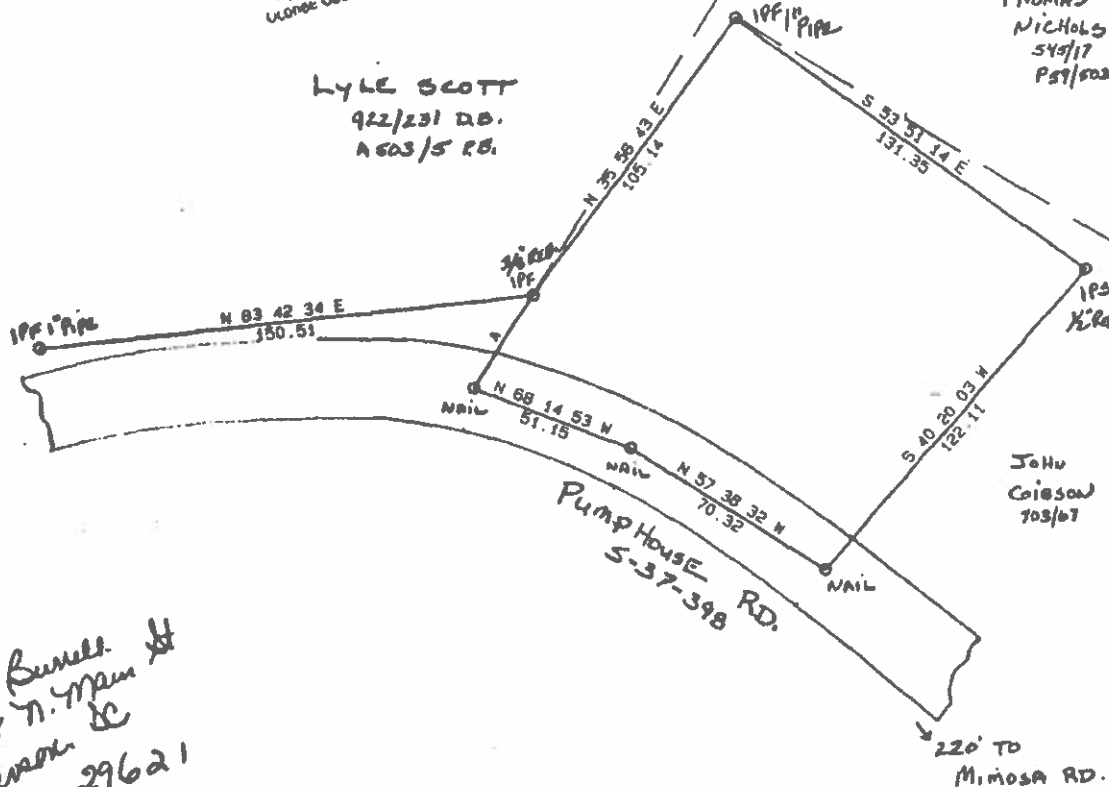


REF. DATA

Recorded this 14 day of June
A.D. 1999 in Vol. 4258
Page 3 and Certified:
Sallie C. Smith, C.C.O.P.S.
Oconee County, S.C.

LYLE SCOTT
922/231 D.B.
A 603/5 R.B.

THOMAS
NICHOLS
549/17
P 59/600

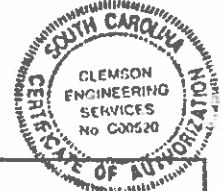


JOHN
COLESON
703/67

1005743
our
Ret: River a Runnel
2708 N. Main St
D.O. Anderson SC
29621

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS B SURVEY AS SPECIFIED THEREIN.

Deed 1092 P 342



CLEMSON ENGINEERING SERVICES

ACREAGE - .370 (DMD)
PLAT OF UNBALANCED TRAVERSE
PRECISION OF FIELD SURVEY - 1:10000
SCALE 1 IN. = 40 FT.

DATE: DECEMBER 15, 1999
STATE OF SOUTH CAROLINA
COUNTY OF OCONEE
TOWNSHIP OF TUGALOO
ON PUMPHOUSE ROAD (TU-398)
P.O. T.M. 530-16-02-012

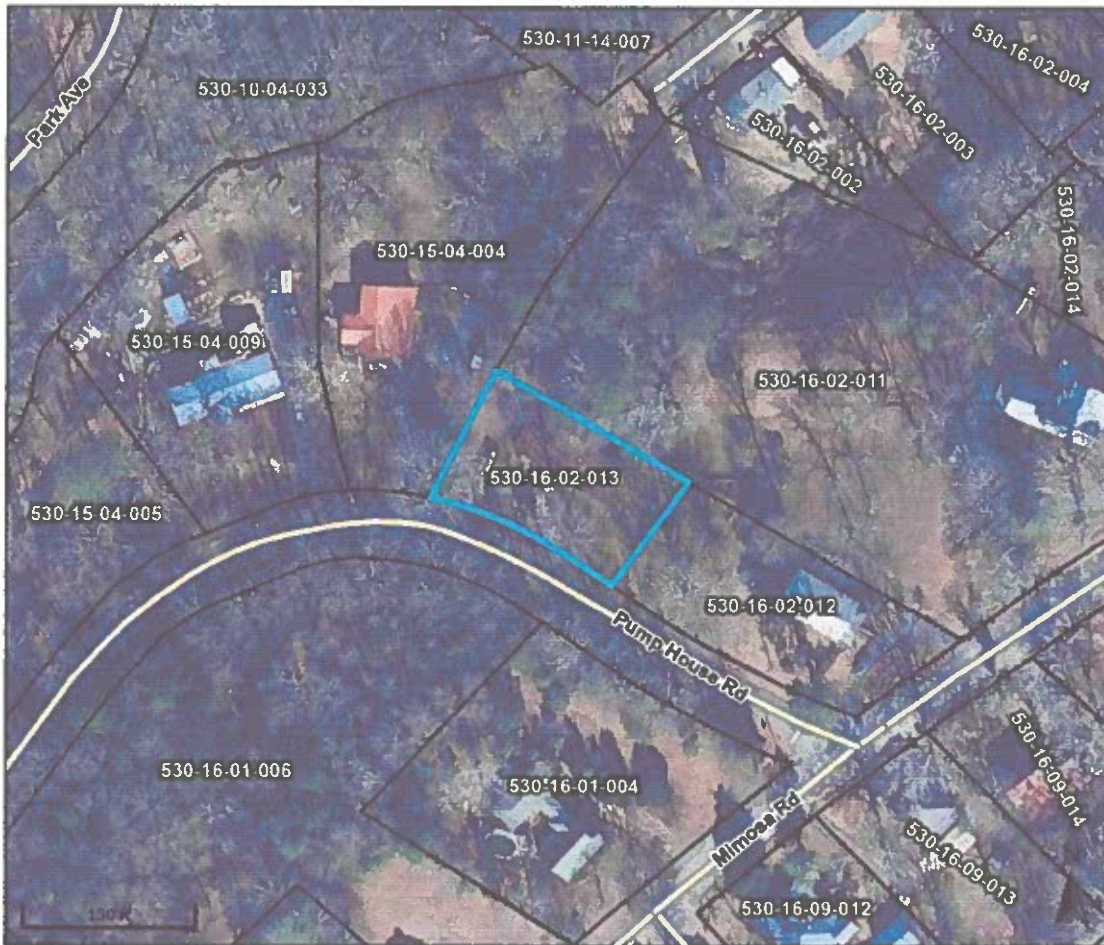
PLAT PREPARED FOR *John C. + Bonnie F. Gibson*
BENJAMIN H. GIBSON

AREA WAS CALCULATED
BY THE DMD METHOD
A. J. Cooper
A. JAY COOPER P.E. S.L.S. 4682
PHONE 884-634-2573



PROPERTY SUBJECT TO ANY AND ALL RIGHTS-OF-WAY, EASEMENTS, OR RESTRICTIONS OF RECORD.
REF. PLAT BK: P-50 PG. 306
FIELD WORK BY CARTEE-COOPER
" " " " A 603/5

Index
to



Overview



Legend

- Parcels
- 530-16-02-013 Parcel Numbers
- Landhook
- Roads

Parcel ID	530-16-02-013	Alternate ID	60488	Owner Address	BREWER ANTHONY & KRISTENS %106 PUMP HOUSE LAND TST 106 PUMP HOUSE RD WESTMINSTER, SC 29693	Last 2 Sales			
Sec/Twp/Rng	n/a	Class	120 MHome with land			Date	Price	Reason	Qual
Property Address	106 PUDDLES RD	Acreage	0.37			4/8/2024	\$169000	8	U
						8/16/2022	\$45000	n/a	Q
District	40								
Brief	n/a								
Tax Description	(Note: Not to be used on legal documents)								

Date created: 8/3/2026
Last Data Uploaded: 8/3/2026 5:15:15 PM

Developed by  **SCHNEIDER**
GEO SPATIAL

IN RE: Zoning Violation Notice and Order to Remove dated July 8, 2026
PROPERTY ADDRESS: 106 Pump House Rd., Westminster, SC 29693
PARCEL ID / TMS NO.: 530-16-02-013
APPELLANT / OWNER OF RECORD: Philip Klinck, Trustee of the 106 Pump House Land Trust

TO: City of Westminster Board of Zoning Appeals
c/o: Richard Klaren, Fire Marshal / Code Enforcement Officer
City of Westminster Codes and Zoning Department
P.O. Box 399, Westminster, SC 29693

PLEASE TAKE NOTICE that Philip Klinck, Trustee of the 106 Pump House Land Trust, ("Appellant"), owner of record for Oconee County Tax Parcel ID 530-16-02-013, commonly known as 106 Pump House Road, Westminster, SC 29693 ("the Property"), hereby submits this Notice of Appeal to the City of Westminster Board of Zoning Appeals pursuant to S.C. Code Ann. § 6-29-800 and the City of Westminster Code of Ordinances. This appeal challenges the administrative determination, Notice of Violation, and Order to Remove issued by Code Enforcement Officer Richard Klaren dated July 8, 2026.

Vested Pre-Existing Nonconforming Structure and Use: The subject structure (a 2000 Horton mobile home, VIN H210098GL&R) was lawfully established on the property long before the enactment or restriction of the current R-15 zoning classification. Historical aerial imagery maintained by Google Earth confirms continuous placement and residential development on this exact parcel since at least March 4, 1994, which establishes a continuous 32-year historical record of residential use.

Absence of Intent to Abandon Rights: The temporary disconnection of utilities occurred involuntarily during an interim tenancy transition involving defaulting purchasers under a Bond for Title who vacated the parcel without notice. Under South Carolina law, temporary utility disconnection or vacancy during real estate transitions does not constitute a legal abandonment or forfeiture of vested nonconforming rights absent a demonstrated affirmative intent by the owner to abandon the use. The Appellant attempted to reconnect the utilities to the Property shortly after the purchasers vacated. However, the utility companies refused to reconnect the utilities because they had been instructed by agents of the City of Westminster to deny service to the Property.

Administrative Error in Disconnection Standard: The Code Enforcement Officer erred in asserting that the simple disconnection of water and electrical services automatically strips a residential structure of its grandfathered status or transforms a lawful residential home into an unlawful use per se.

Lack of Prior Administrative Notice: Appellant purchased the property in 2022 and has leased or financed the Property to tenants or purchases for the past four years. It has never received prior notice, citation, or administrative warnings regarding zoning or land use non-compliance.

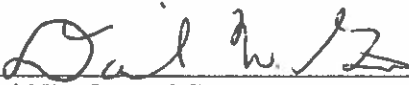
Mandatory Statutory Stay of All Enforcement Proceedings: Pursuant to S.C. Code Ann. § 6-29-800(B), the filing of this Notice of Appeal operates as an automatic stay of all proceedings, enforcement actions, fine accruals, and removal deadlines until final adjudication by the Board of Zoning Appeals.

RELIEF REQUESTED

Appellant respectfully requests that the Board of Zoning Appeals:

- A. Vacate and set aside the Notice of Violation and Order to Remove dated July 8, 2026.
- B. Formalize and confirm the pre-existing, vested nonconforming status of the residential structure at 106 Pump House Rd.
- C. Direct the Zoning Department to issue necessary zoning compliance approval to allow immediate reconnection of municipal utilities.

Respectfully submitted,



David W. Gantt, SC Bar No. 8624
Gantt Law Firm, LLC
106 Burdock Way
Simpsonville, SC 29681

Counsel for Appellant

Date: August 4, 2026

Simpsonville, SC

Schedule of Exhibits

1. Exhibit A Appellant's Deed of Purchase of Property
2. Exhibit B Current Roadside Photograph of Property and Mobile Home
3. Exhibit C Google Satellite Image of Property dated November 29, 2025
4. Exhibit D Google Satellite Image of Property dated October 14, 2024
5. Exhibit E Google Satellite Image of Property dated October 21, 2015
6. Exhibit F Google Satellite Image of Property dated September 2, 2005
7. Exhibit G Google Satellite Image of Property dated March 4, 1994
8. Exhibit H Notice of Violation Letter dated July 8, 2026

Chris
AUG 17 2022

Exhibit A

FOR OFFICE USE ONLY
THIS PROPERTY DESIGNATED AS
AP 530 SUB 16 BLK 02 PARC 013
ON OCONEE COUNTY TAX MAPS
13. 12
OCONEE COUNTY ASSESSOR

GRANTEE'S ADDRESS: Auditor, Oconee County SC 203 Bridlewood Lane, Piedmont SC 29673

STATE OF SOUTH CAROLINA) TITLE TO REAL ESTATE
COUNTY OF OCONEE)

KNOW ALL MEN BY THESE PRESENTS, that Allen A. White (hereinafter "Grantor"), in consideration of Forty-Five Thousand Dollars (\$45,000.00) the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto Philip Klinck, as Trustee of 106 Pump House Land Trust, its successors and assigns forever, (hereinafter "Grantee") to-wit:

All that certain piece, parcel or lot of land, lying and being situate in the State of South Carolina, County of Oconee, Tugaloo Township and within the City of Westminster, being shown and designated as having Thirty-Seven One Hundredths (0.370) of an acre, more or less, and located on the Northerly side of Pumphouse Road on that certain plat made by Clemson Engineering Services, R. Jay Cooper, RLS, dated December 15, 1999 and of record in the Office of the Register of Deeds for Oconee County, South Carolina in Plat Book A758 at Page 3, and having the metes and bounds, courses and distances as upon said plat will appear, being incorporated herein and made a part of this description by reference thereto.

Together with a 2000, Horton mobile/manufactured home, bearing VIN H210098GL&R and it is the intention of the parties that the mobile home is also conveyed herewith.

TMS No. 530-16-02-013

This being the identical property conveyed to Allen A. White by Deed of CitiFinancial, Inc., dated February 19, 2013 and recorded March 1, 2013 in the Register of Deeds Office for Oconee County in Deed Book 1948 at page 248.

THIS conveyance is subject to all easements, conditions, covenants, restrictions, zoning ordinances, encumbrances and rights-of-way which are a matter of public record and/or actually existing upon the ground affecting the above-described property.

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto Grantee, and Grantee's heirs or successors and assigns, forever. And, Grantor does hereby bind Grantor and Grantor's heirs, successors, assigns, executors and administrators to warrant and forever defend all and singular said premises unto Grantee and Grantee's heirs, successors and assigns against Grantor and Grantor's heirs, successors and assigns and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

002506
\$150- Grnd SC 29607
Enl M. Lee Daniels Jr
1200 Woodruff Rd. Ste A-3
002506
08:10:50 AM 16 AUG 2022

FILED OCONEE COUNTY SC
ANNA K. DAVISON
REGISTER OF DEEDS

Barcode ID: 2262698 Type: DEE
Recorded: 08/16/2022 at 10:50:00 AM
Fee Amt: \$181.50 Tax: \$166.50
Oconee, South Carolina, Register Of Deeds
Anna Davison - Register Of Deeds
Page 1 of 4

BK 2845 PG 201-204

OCONEE COUNTY
STATE TAX 117.00
COUNTY TAX 49.50
EXEMPT

WITNESS Grantors' hands and seals this 17th day of May, 2022.

SIGNED, sealed and delivered in the presence of:

[Signature]
Witness - M. Lee Daniels Jr.

[Signature] (SEAL)
Allen A. White - Grantor

[Signature]
Witness - Debra J. Kady

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

PROBATE

PERSONALLY appeared before me the undersigned witness and made oath that she is not a party to or beneficiary of this transaction and that she saw the within-named Grantor, sign, seal and as his act and deed, deliver the within written instrument and that she, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 17th day
of May, 2022.

[Signature] (SEAL)
Notary Public for South Carolina
M. Lee Daniels, Jr.
My commission expires: 8-15-24

[Signature]
Witness Printed Name -
Debra J. Kady



FILED OCONEE COUNTY, SC
ANNA K. DAVISON
CLERK OF DEEDS

STATE OF SOUTH CAROLINA)
COUNTY OF OCONEE)

Affidavit

2022 AUG 16 AM 10:50

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on this affidavit and I understand such information.
2. The property being transferred is located at 106 Pumphouse Road,
bearing Oconee County Tax Map Number 530-16-02-013, was transferred
by Allen A White
to Phillip Klinck, as Trustee of the 106 Pumphouse Road Land Trust on May 17, 2022.
3. Check one of the following: The deed is
(a) ☒ subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
(b) ☐ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
(c) ☐ exempt from the deed recording fee because (see information section of affidavit):
_____. (If exempt, please skip items 4 - 7 and go to item 8 of this affidavit.)
4. Check one of the following if either item 3(a) or item 3(b) above has been checked (see information section of this affidavit):
(a) ☒ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$45,000.00.
(b) ☐ The fee is computed on the fair market value of the realty which is _____.
(c) ☐ The fee is computed on the fair market value of the realty as established for property tax purposes which is _____.
5. Check Yes ☐ or No ☒ to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "yes" the amount of the outstanding balance of this lien or encumbrance is: _____.
6. The deed recording fee is computed as follows:
(a) Place the amount listed in item 4 above here: \$45,000.00
(b) Place the amount listed in item 5 above here: 0
(If no amount is listed, place zero here)
(c) Subtract line 6(b) from line 6(a) and place result here: \$45,000.00
7. The deed recording fee due is based on the amount listed on line 6(c) above and the deed recording fee due is :
\$166.50 + \$15.00 Deed & Rec. Fee.
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as:
Closing Attorney.
9. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.


Responsible Person Connected with the Transaction

M Lee Daniels Jr
Print or Type Name Here

SWORN to before me this 417h
day of May, 2022
Vickie M. Daniels
Notary Public for South Carolina
My Commission Expires: 8-15-24

Vickie M. Daniels



INFORMATION

Except as provided in this paragraph, the term "value" means "the consideration paid or to be paid in money or money's worth for the realty." Consideration paid or to be paid in money's worth includes, but is not limited to, other realty, personal property, stocks, bonds, partnership, interest and other intangible property, the forgiveness or cancellation of a debt, the assumption of a debt, and the surrendering of any right. The fair market value of the consideration must be used in calculating the consideration paid in money's worth. Taxpayers may elect to use the fair market value of the realty being transferred in determining fair market value of the consideration. In the case of realty transferred between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, and in the case of realty transferred to a trust or as a distribution to a trust beneficiary, "value" means the realty's fair market value. A deduction from value is allowed for the amount of any lien or encumbrance existing on the land, tenement, or realty before the transfer and remaining on the land, tenement, or realty after the transfer. Taxpayers may elect to use the fair market value for property tax purposes in determining fair market value under the provisions of the law.

Exempted from the fee are deeds:

- (1) transferring realty in which the value of the realty, as defined in Code Section 12-24-30, is equal to or less than one hundred dollars;
- (2) transferring realty to the federal government or to a state, its agencies and departments, and its political subdivisions, including school districts;
- (3) that are otherwise exempted under the laws and Constitution of this State or of the United States;
- (4) transferring realty in which no gain or loss is recognized by reason of Section 1041 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (5) transferring realty in order to partition realty as long as no consideration is paid for the transfer other than the interests in the realty that are being exchanged in order to partition the realty;
- (6) transferring an individual grave space at a cemetery owned by a cemetery company licensed under Chapter 55 of Title 39;
- (7) that constitute a contract for the sale of timber to be cut;
- (8) transferring realty to a corporation, a partnership, or a trust in order to become, or as, a stockholder, partner, or trust beneficiary of the entity provided no consideration is paid for the transfer other than stock in the corporation, interest in the partnership, beneficiary interest in the trust, or the increase in value in such stock or interest held by the grantor. However, the transfer of realty from a corporation, a partnership, or a trust to a stockholder, partner, or trust beneficiary of the entity is subject to the fee even if the realty is transferred to another corporation, a partnership, or trust;
- (9) transferring realty from a family partnership to a partner or from a family trust to a beneficiary, provided no consideration is paid for the transfer other than a reduction in the grantee's interest in the partnership or trust. A "family partnership" is a partnership whose partners are all members of the same family. A "family trust" is a trust, in which the beneficiaries are all members of the same family. The beneficiaries of a family trust may also include charitable entities. "Family" means the grantor and the grantor's spouse, parents, grandparents, sisters, brothers, children, stepchildren, grandchildren, and the spouses and lineal descendants of any the above. A "charitable entity" means an entity which may receive deductible contributions under section 170 of the Internal revenue Code as defined in Section 12-6-40(A);
- (10) transferring realty in a statutory merger or consolidation from a constituent corporation to the continuing or new corporation;
- (11) transferring realty in a merger or consolidation from a constituent partnership to the continuing or new partnership; and
- (12) that constitute a corrective deed or a quitclaim deed used to confirm title already vested in the grantee, provided that no consideration of any kind is paid or is to be paid under the corrective or quitclaim deed;
- (13) transferring realty subject to a mortgage to the mortgagee whether by a deed in lieu of foreclosure executed by the mortgagor or deed executed pursuant to foreclosure proceedings;
- (14) transferring realty from an agent to the agent's principal in which the realty was purchased with funds of the principal, provided that a notarized document is also filed with the deed that establishes the fact that the agent and principal relationship existed at the time of the original purchase as well as for the purpose of purchasing the realty;
- (15) transferring title to facilities for transmitting electricity that is transferred, sold, or exchanged by electrical utilities, municipalities, electric cooperatives, or political subdivisions to a limited liability company which is subject to regulation under the Federal Power Act (16 U.S.C. Section 791(a)) and which is formed to operate or to take functional control of electric transmission assets as defined in the Federal Power Act.



← 106 Pump House Rd

106 Pump House Rd
Hickory, North Carolina

Google Street View

© 2016 See more dates

Google Maps

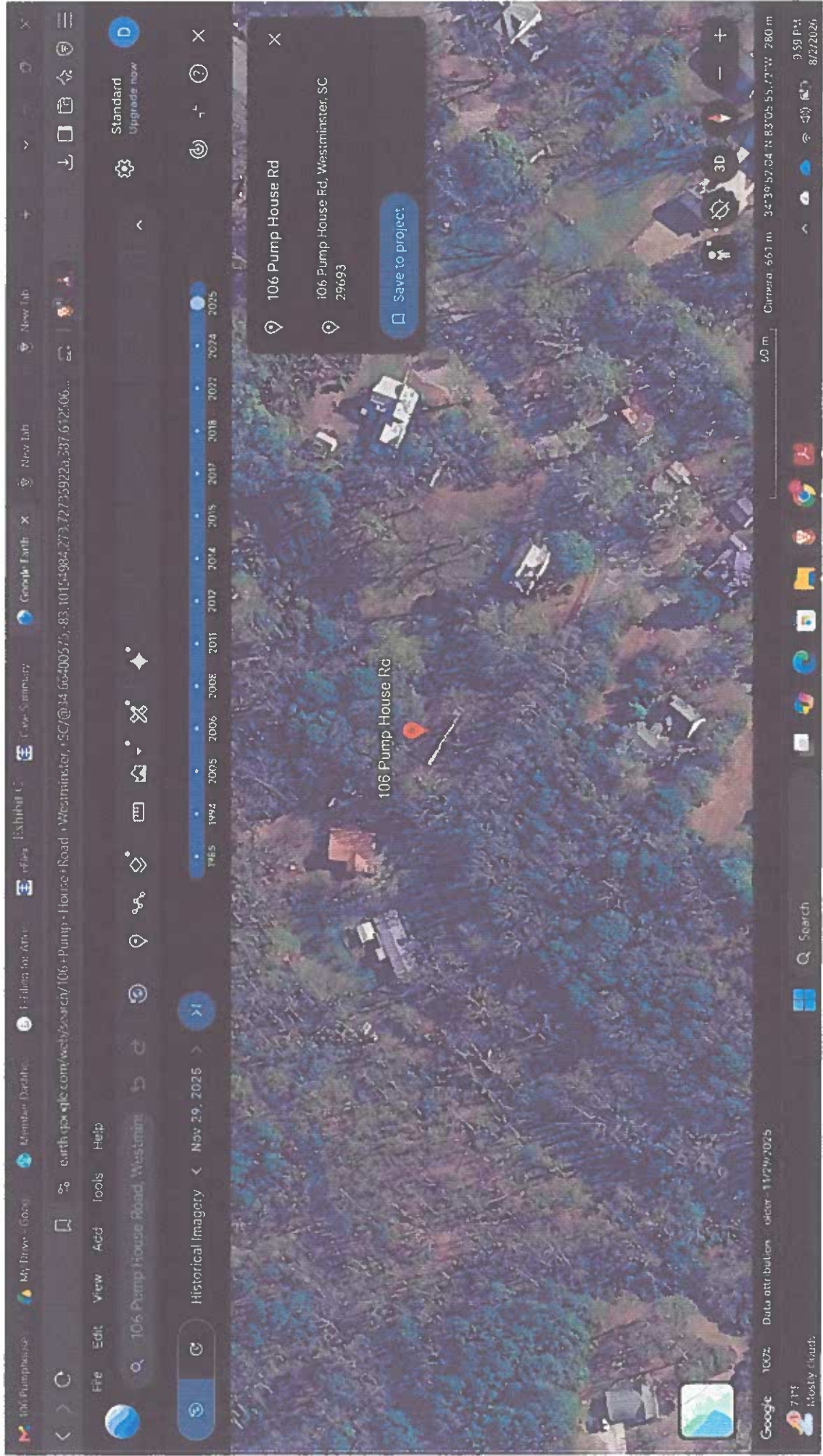


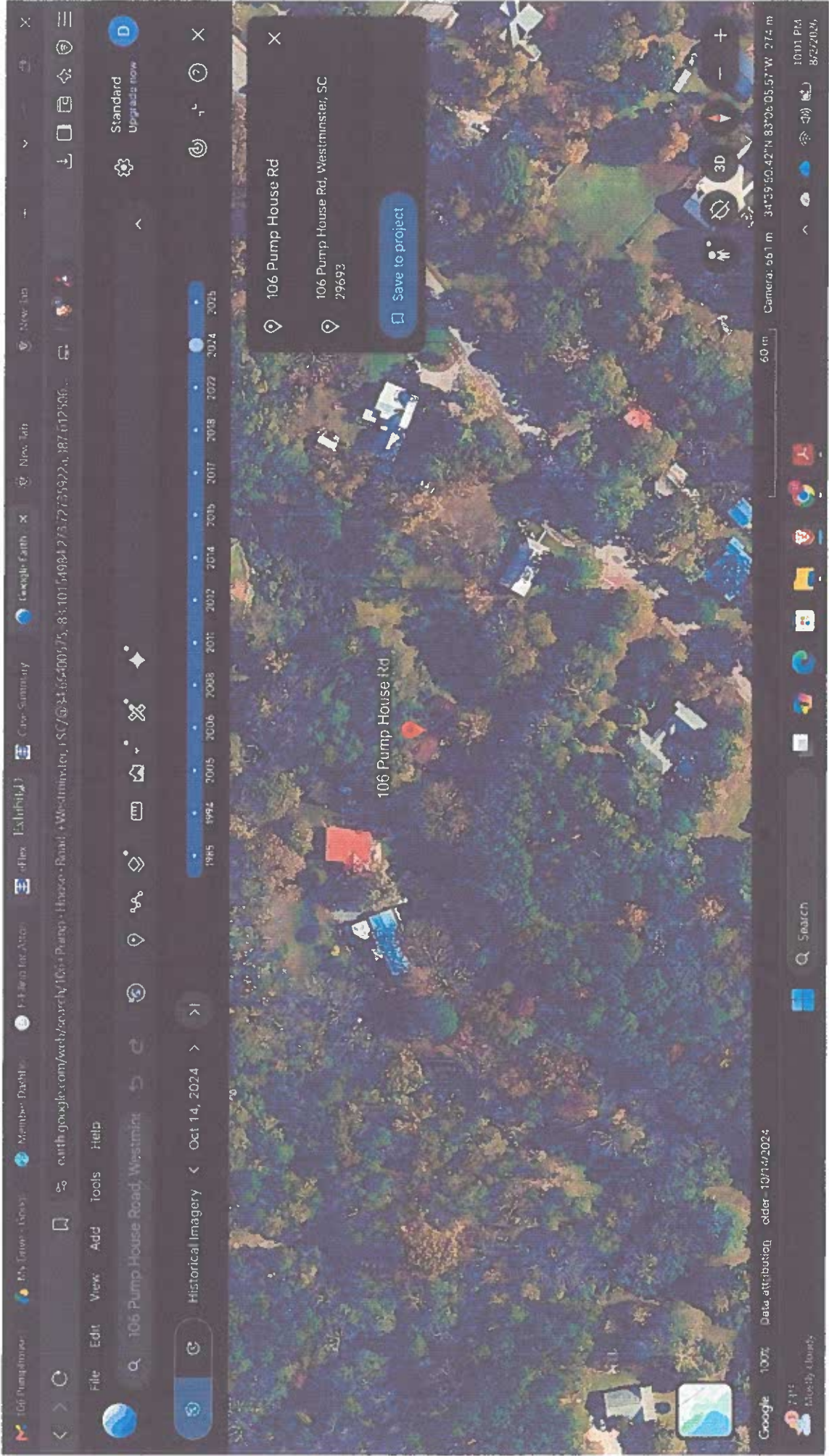
7:47
Monday, January 1, 2018

Search



Image capture May 7013 © 2016 Google
Undo Status Privacy Report a problem
9:41 PM
8/22/2016





106 Pump House

File Edit View Add Tools Help

106 Pump House Road, Westminster

Historical Imagery < Mar 3, 2022 >

106 Pump House Rd

106 Pump House Rd, Westminster, SC 29693

Save to project

106 Pump House Rd

106 Pump House Rd, Westminster, SC 29693

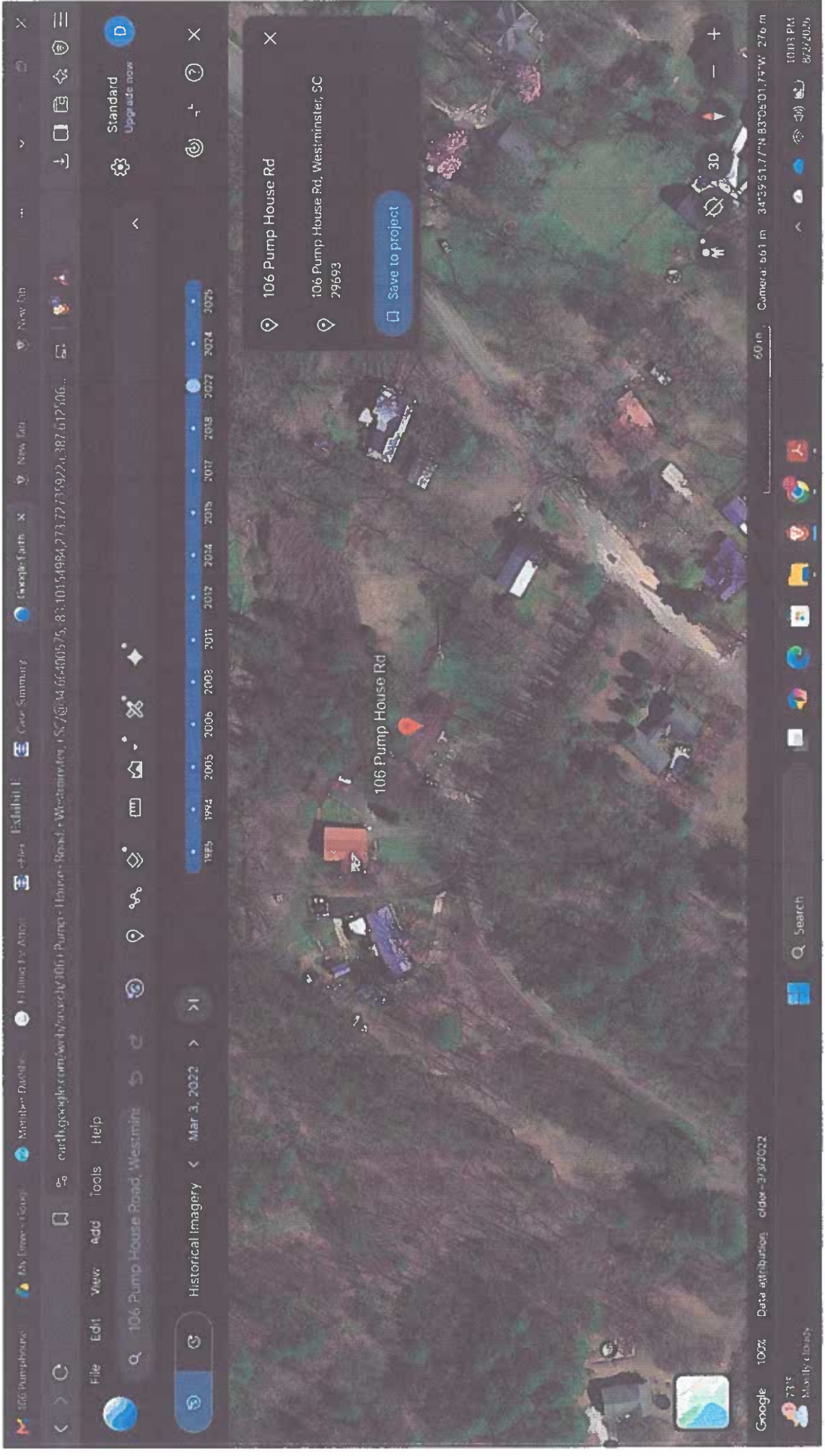
Save to project

Google 100% Data attribution cldw-3/3/2022

73° Mostly cloudy

60 m Camera: 661 m 34°39'51.77"N 83°05'01.75"W 276 m

10:03 PM 6/22/2020





106 Pump House

Ms. Drive - Google

106 Pump House Road, Westminster, SC 29693

106 Pump House Rd, Westminster, SC 29693

106 Pump House Rd

106 Pump House Rd, Westminster, SC 29693

Save to project

100 m

Camera: 9.5 m 34°29'50.42" N 83°08'05.57" W 274 m

Google 100% Data attribution close-3/6/1994

23°F Mostly Cloudy

10:05 PM 8/22/2026

106 Pump House Rd

106 Pump House Rd, Westminster, SC 29693

Save to project

100 m

Camera: 9.5 m 34°29'50.42" N 83°08'05.57" W 274 m

Google 100% Data attribution close-3/6/1994

23°F Mostly Cloudy

10:05 PM 8/22/2026



Exhibit H

Together We Grow

Removal shall include all associated appurtenances, steps, skirting, utility connections, debris, and any materials associated with the placement of the mobile home, leaving the property in a clean and safe condition.

RIGHT TO APPEAL

You have the right to appeal this Notice of Violation and request a hearing before the appropriate board or authority as provided by the City of Westminster Code of Ordinances. Any request for appeal must be submitted in accordance with the City's established procedures and within the applicable time limits.

The filing of an appeal or request for a variance or rezoning does not automatically stay or extend this Order to Remove.

Should you seek a variance, rezoning, or other zoning relief, it is your responsibility to obtain all necessary approvals before the required compliance date established by this Notice.

If no approval authorizing the continued placement of the mobile home has been granted by the compliance deadline, the mobile home shall nevertheless be removed from the property as ordered herein.

Failure to comply with this Order may result in enforcement through Municipal Court, the assessment of applicable fines and penalties, and any other remedies authorized by the City of Westminster Code of Ordinances and the laws of the State of South Carolina.

If you have questions regarding this Notice or the procedures for requesting zoning relief, you may contact the City of Westminster Codes and Zoning Department.

Respectfully,

Richard Klaren
Fire Marshal / Code Enforcement Officer
City of Westminster Codes and Zoning
Cell: 864-873-8680
Email: ijklaren@westminstersc.org



Together We Grow

CITY OF WESTMINSTER

CODES AND ZONING DEPARTMENT

Westminster, South Carolina

NOTICE OF VIOLATION AND ORDER TO REMOVE UNLAWFUL MOBILE HOME

Date: July 8, 2026

Parcel ID: 530-16-02-013

Property Address:

106 Pump House Rd.

Westminster, SC 29693

Owner of Record:

DHP Real Estate LLC

2123 Old Spartanburg Rd., Suite 184

Greer, SC 29650

RE: Unlawful Mobile Home Located Within the R-15 Residential Zoning District

Dear Property Owner:

An inspection of the above-referenced property has determined that the mobile home located at 106 Pump House Road is no longer a lawful residential use.

The property is located within the R-15 Residential Zoning District. The dwelling has had both electrical and water service disconnected and is no longer a legally occupied residence. As a result, the mobile home no longer qualifies as a lawful residential use on this property and is not permitted to remain on the lot under the current zoning regulations governing the R-15 Residential District.

The continued placement of the mobile home on the property constitutes a violation of the City of Westminster Zoning Ordinance governing permitted uses within the R-15 Residential District and is subject to enforcement.

ORDER TO CORRECT

You are hereby ordered to correct this violation by completing the following action:

The mobile home shall be permanently removed from the property within thirty (30) days of your receipt of this Notice of Violation.



Together We Grow

PUBLIC NOTICE

CITY OF WESTMINSTER, SOUTH CAROLINA BOARD OF ZONING APPEALS HEARING

Notice is hereby given that the **City of Westminster Board of Zoning Appeals** will hold a public hearing on:

Date: September 17, 2026

Time: 5:00 PM

Location: Westminster City Hall, 100 E Windsor St, Westminster, SC 29693

The purpose of this hearing is to consider an **appeal** concerning the following property:

Property Address: 106 Pump House Rd, Westminster, SC 29693

Parcel ID: 530-16-02-013

The property owner, **DHP Real Estate LLC**, is appealing the determination and enforcement action of the City of Westminster Codes and Zoning Department requiring the removal of the existing mobile home from the property. The property is located within the **R-15 Residential Zoning District**, where the continued placement of the mobile home has been determined to be noncompliant with the applicable zoning requirements.

The applicant is requesting that the **Board of Zoning Appeals review the determination requiring removal of the mobile home and consider the applicant's appeal regarding its continued placement on the property.**

All interested parties are invited to attend and be heard. Written comments may be submitted prior to the hearing to the City of Westminster Codes and Zoning Department.

jklaren@westminstersc.org

This notice is published in accordance with the requirements of the City of Westminster Zoning Ordinance and applicable South Carolina law.

**City of Westminster Planning Commission
September 17, 2026 at 6:00pm
Westminster City Hall
100 E. Windsor St**

- I. Call to order**
- II. Invocation and Pledge of Allegiance**
- III. Administration of the Oath of Office**
- IV. Election of Chairperson**
- V. Election of Vice-Chairperson**
- VI. Consideration of October 20, 2025 Meeting Minutes**
- VII. Open Public Hearing regarding the rezoning of 1109 E Main Street (TMS #530-22-08-007)**
The Public Hearing is for anyone who wishes to speak for or against the requested action.
- VIII. Close Public Hearing**
- IX. Consideration of Rezoning Request for 1109 E Main Street (TMS #530-22-08-007)**
The applicant requests that the new parcel, as depicted on the attached plat, be zoned HC (Highway Commercial) in its entirety. The property formerly known as Yousef's Restaurant consisted of multiple parcels, with one parcel zoned HC and the remaining parcels zoned residential. With the issuance of a new plat consolidating the property, it is appropriate for the Planning Commission to consider a single zoning designation for the newly created parcel. Otherwise, the property would have split zoning.

Split zoning can create confusion regarding which portions of a property may be developed or utilized under the Westminster Zoning Ordinance. The HC designation is consistent with the zoning of the parcel on which the existing structure is located and is also the approximate location of the proposed new structure. Assigning HC zoning to the entire newly created parcel would therefore provide a consistent zoning designation and eliminate potential confusion regarding the applicable zoning requirements.

Staff recommends approval.
- X. Open Public Hearing regarding the rezoning of 310 (531-09-01-004), 330 (530-09-01-015) Hall Rd + 530-09-01-006 + 530-09-01-002**
The Public Hearing is for anyone who wishes to speak for or against the requested action.
- XI. Close Public Hearing**
- XII. Consideration of Rezoning Request for 310 (531-09-01-004), 330 (530-09-01-015) Hall Rd + 530-09-01-006 + 530-09-01-002**

The City of Westminster owns five parcels which compromise the Horton Outdoor Recreational Area. The current zoning is R25 on parcels 531-09-01-004, 530-09-01-015, 530-09-01-006; and G2 on parcel 530-01-002. The City requests all parcels to have the same zoning designation G1

so additional recreational assets may be developed.

The Westminster Zoning Ordinance defines G1 as follows:

§ 151.076 - G-1 GOVERNMENT DISTRICT (OFFICE/INSTITUTIONAL).

(A)Purpose. The intent of the G-1 Zoning District is to provide areas for buildings used by local, state, or federal governmental entities for routine office/administration or training/classroom functions. Setbacks and other restrictions/requirements will be determined on a case-by-case basis considering the specific use of the planned facilities and the zoning classifications of adjacent and neighboring properties.

(B)Permitted uses. The following uses shall be permitted in the G-1 Zoning District (including, but not limited to):

(1)City Hall;

(2)Police Department;

(3)Recreation facilities (swimming pool, parks, ball fields, and the like) – (*emphasis added*); and

(4)Public schools.

XIII. **Member Comments**

XIV. **Adjourn**

City of Westminster
MINUTES OF THE PLANNING COMMISSION
October 20, 2025 6:00 pm
Westminster City Hall

The meeting was called to order at 6:00pm. In attendance were Sandra Powell, Ben Lewis, Lacey Moore and Charles Morgan.

Staff:

Assistant City Administrator, Regan Osbon
City Clerk, Kiley Carter

Call to Order

Sandra Powell called the meeting to order at 6:00 pm.

Invocation and Pledge

Sandra Powell led the planning commission in the invocation and the Pledge of Allegiance.

Certification of Quorum

Kiley Carter certified a quorum.

Comments from Staff

Mr. Osbon explained that item #7 on the agenda was not properly listed. Upon a motion by Mr. Morgan and seconded by Mrs. Moore with all in favor, the commission accepted this as a Scrivner's error. Mr. Osbon explained that all procedures were properly followed for this posting this property.

Mr. Osbon thanked everyone for completing their training for commission.

Mr. Osbon announced that the next planning commission meeting is planned for November 17, 2025.

Approval of Minutes

Upon a motion by Mr. Lewis and seconded by Mrs. Moore, the motion to approve September 15, 2025, meeting minutes passed unanimously.

New Business

Public Hearing regarding Annexation and Contingent Zoning Classification of 510 Marcengill Drive (TMS # 249-00-03-010), owned by Swapnil Chourasia.

Mrs. Powell opened the public hearing.

Mr. Swapnil Chourasia expressed how he does not wish to be annexed in.

Mr. Duane Marcengill spoke on behalf of Swapnil Chourasia expressing how unfair annexation into the city is.

Mr. Osbon explained how this property is now contiguous and how annexation comes about.

Mrs. Powell closed the public hearing.

Consideration of Annexation and Contingent Zoning Classification of 510 Marcengill Road (TMS # 249-00-03-010), owned by Swapnil Chourasia.

There was much discussion about the benefits of getting annexed in and the annexation process.

Upon a motion by Mr. Lewis and seconded by Mrs. Moore the **motion to recommend the Annexation of 510 Marcengill Road (TMS # 249-00-03-010), owned by Swapnil Chourasia to City Council, the Planning Commission passed since it meets the letter of the law and on the basis that the planning commission's advice is conveyed to city council to consider this annexation.**

Member	Motion	Vote
Powell		Yes
Lewis	Motion	Yes
Brucke		Yes
Moore	Second	Yes
Morgan		No

The Planning Commission asked Mr. Osbon and staff to communicate with City Council a desire to further discuss the annexation process at a later date.

Adjourn

Upon a motion by Mrs. Moore and seconded by Mr. Lewis, the motion to adjourn the meeting at 6:51 pm passed unanimously.

(Minutes prepared by Kiley Carter)

Sandra Powell, Chairperson



ZONING AMENDMENT APPLICATION

Code Compliance and Development Office
100 E Windsor St, Westminster, SC 29693-0399
864-647-3200 x 105 www.westminstersc.org

Notes and Instructions:

Zoning amendments should be consistent with the comprehensive plan. A pre-application meeting prior to submission of a zoning amendment application is recommended. The form below must be fully executed and signed by the property owner(s) and submission of the required information and application fee paid before the scheduling of a public hearing.

APPLICATION & PUBLIC NOTICE INFORMATION			
APPLICATION DATE:	ZA		
PUBLIC HEARING DATE:	RECEIVED BY:		
PROPERTY POSTED DATE:	FEE:		
PUBLICATION DATE:	RECEIPT #:		
SUBJECT PROPERTY INFORMATION			
STREET ADDRESS:	1109 E Main St, Westminster, SC 29693	TMS/PIN #:	CURRENT ZONING: GR
DEED BOOK/PAGE #:		PLAT BOOK/PAGE#: B605 PG10	PROPOSED ZONING: HC
SUBDIVISION NAME:		BLOCK:	LOT:
			AREA SQ. FT. .62
OWNER(S) OF RECORD			
OWNER(S) NAME:	MEFLEH SUSAN D ETAL		
MAILING ADDRESS:	5986 Financial Dr Norcross Ga 30071	PHYSICAL ADDRESS:	1109 E Main St, Westminster, SC 29693
HOME PHONE:		WORK PHONE:	
EMAIL:			
I (We) certify that the information submitted is true and accurate; there are no recorded deed restrictions or restrictive covenants that apply to this property which are contrary to, conflict with, or prohibit the permitted activity being requested. ☒ I (We) appoint the below named person as my (our) agent to represent me (us) in this request for zoning amendment.			
DATE:		OWNER(S) SIGNATURE	
OWNER(S) AGENT/DESIGNEE			
AGENT NAME:	Yaar Hosseini		
MAILING ADDRESS:	5986 Financial Dr Norcross Ga 30071	PHYSICAL ADDRESS:	1109 E Main St, Westminster, SC 29693
HOME PHONE:		WORK PHONE:	
EMAIL:			
DATE:	6/18/26	AGENT/DESIGNEE SIGNATURE:	

DESCRIPTION OF REQUEST (Answer all questions under this section)		
A. Describe the existing uses of the subject property and the existing site improvements, buildings, and activities:		
Restaurant with building, parking lot, signage.		
B. Describe the proposed uses of the subject property and the proposed site improvements, buildings, and activities:		
Restaurant with building, parking lot, signage.		
C. Describe the existing land use and zoning district classification of all abutting properties:		
Partially GC and partially GR		
D. Describe how the existing conditions have changed making the request valid :		
the property will have no change of use. owner is combining the multiple parcels to one parcel to clean of the land records. Long term benefit to owner and city.		
E. Describe how the proposed amendment will answer the changes of conditions:		
properly designates entire property as commercial.		
F. Describe how the proposed amendment furthers the objectives of the comprehensive plan:		
this is a commercial corridor, there is not change in use.		
SUBMITTAL CHECKLIST		
☒ PRE-APPLICATION CONFERENCE Date: 3/17/26	☒ SITE PLAN – (1"=20' Scale or larger) showing boundaries, buildings, site-improvements with setbacks for each.	☒ ELEVATIONS if new construction or addition.
☐ TRANSPORTATION ANALYSIS, if requested.	☐ CONCEPTUAL MASTER PLAN, if request.	☐ ADDITIONAL INFORMATION, if requested.
☐ OTHER: 		

SITE INFORMATION

N/P: MEFLEH YOUSEF & MEFLEH SUSAN D ETAL
1109 EAST MAIN STREET
WESTMINSTER, SOUTH CAROLINA 29693
APN(S): 530-22-08-007, 530-22-08-015, 530-22-08-016,
530-22-08-018 & 530-22-08-019
TOTAL AREA: 26,989 ± SQUARE FEET, OR 0.620 ± ACRES

AS-SURVEYED DESCRIPTION

ALL THAT LEASE TRACT OR PARCEL OF LAND SITUATE IN THE CITY OF WESTMINSTER, COUNTY OF OCONEE, STATE OF SOUTH CAROLINA, BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 1/2" REBAR ON THE NORTHERLY RIGHT-OF-WAY LINE OF EAST MAIN STREET (80' PUBLIC RIGHT-OF-WAY, PB. B601-6);

THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE OF EAST MAIN STREET, NORTH 20°56'14" EAST A DISTANCE OF 111.20 FEET TO A FOUND 1/2" IRON PIPE;

THENCE NORTH 57°26'52" EAST A DISTANCE OF 91.13 FEET TO A SET 5/8" REBAR W/ CAP INSCRIBED "NIX SC L539661";

THENCE NORTH 57°06'51" EAST A DISTANCE OF 13.14 FEET TO A FOUND 5/8" REBAR;

THENCE SOUTH 34°40'43" EAST A DISTANCE OF 19.94 FEET TO A FOUND 5/8" REBAR W/ CAP INSCRIBED "S. EDWARDS 19881";

THENCE SOUTH 35°15'03" EAST A DISTANCE OF 93.32 FEET TO A FOUND 5/8" REBAR;

THENCE SOUTH 35°08'03" EAST A DISTANCE OF 76.18 FEET TO A FOUND 5/8" REBAR;

THENCE SOUTH 54°27'36" WEST A DISTANCE OF 12.83 FEET TO A FOUND 5/8" REBAR;

THENCE SOUTH 55°26'23" WEST A DISTANCE OF 20.29 FEET TO A FOUND 1" IRON PIPE

THENCE SOUTH 40°36'18" EAST A DISTANCE OF 36.94 FEET TO A FOUND 1/2" REBAR ON THE NORTHERLY RIGHT-OF-WAY LINE OF EAST MAIN STREET;

THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF EAST MAIN STREET, NORTH 79°49'44" WEST A DISTANCE OF 237.25 FEET TO THE POINT OF BEGINNING.

CONTAINING THEREIN 0.620 ACRES (26998.7 SQUARE FEET) MORE OR LESS, AND SUBJECT TO ALL EXISTING EASEMENTS, RESTRICTIONS AND COVENANT OF RECORDS.

FLOOD ZONE INFORMATION

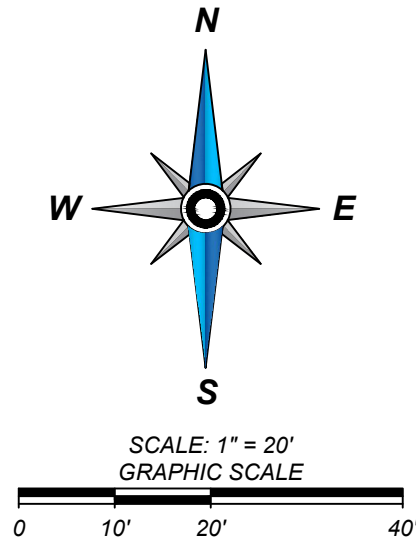
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 45073C0315C, WHICH BEARS AN EFFECTIVE DATE OF 09/11/2009 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

ZONE "X" - AREA OF MINIMAL FLOOD HAZARD, USUALLY DEPICTED ON FIRMS AS ABOVE THE 500-YEAR FLOOD LEVEL. ZONE "X" IS THE AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD AND PROTECTED BY LEVEE FROM 100-YEAR FLOOD.

BASIS OF BEARING

THE BASIS OF BEARING OF THIS SURVEY IS GRID NORTH BASED ON THE SOUTH LINE OF THE SUBJECT PROPERTY, ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF EAST MAIN STREET. THE BEARING IS DENOTED AS N 79°49'44" W PER GPS COORDINATE OBSERVATIONS SOUTH CAROLINA STATE PLANE, NAD83.

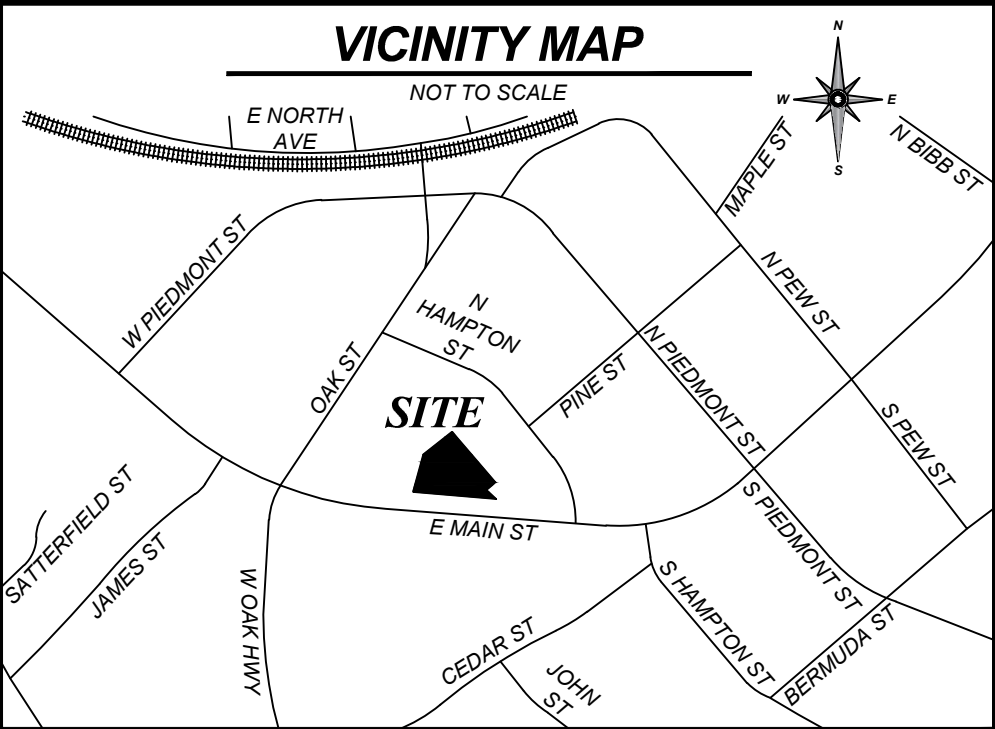
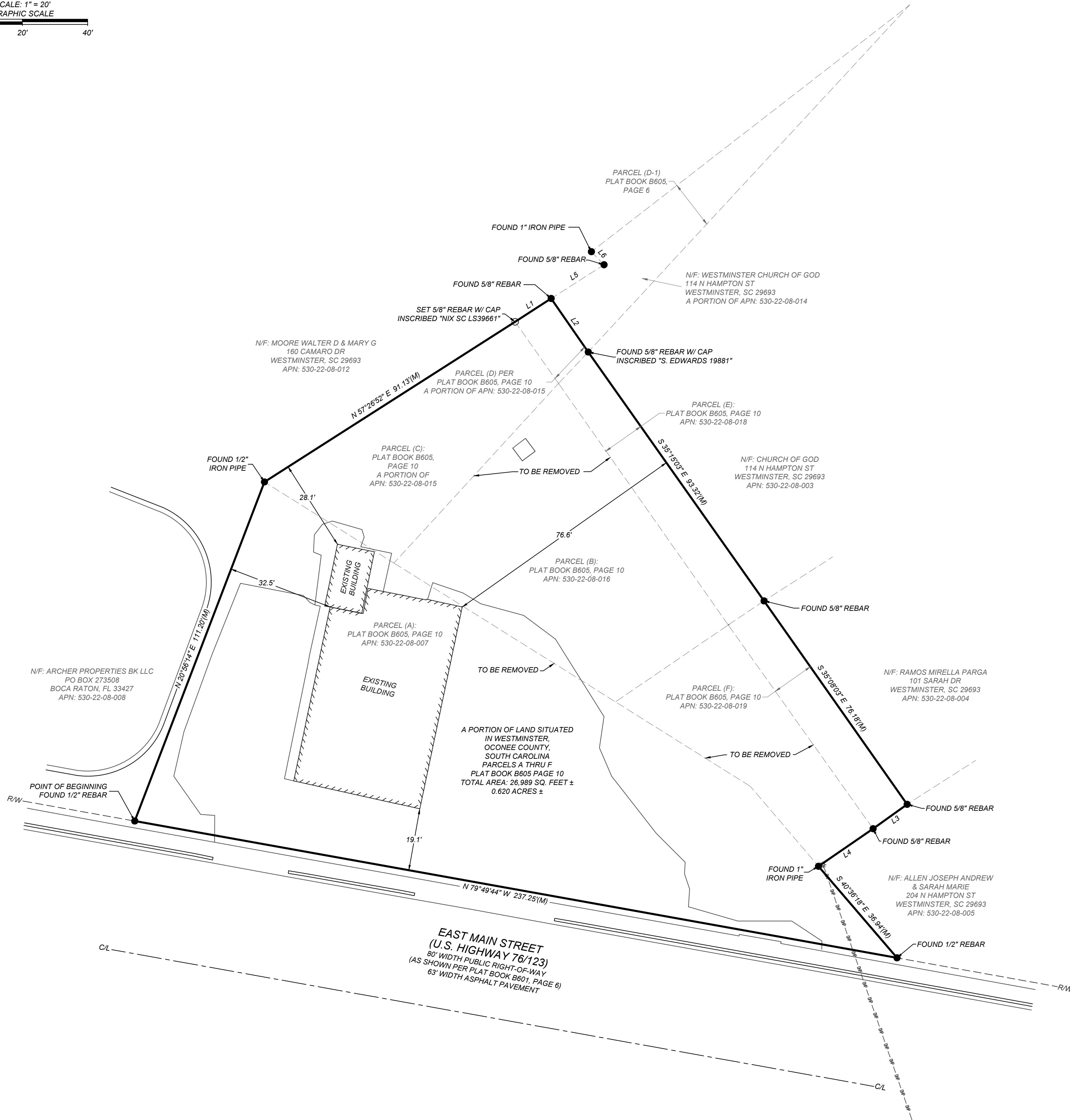
LATITUDE = 34°39'30.2282"
LONGITUDE = -83°05'08.5163"
CONVERGENCE ANGLE = -1°09'22.7166"



LOT COMBINATION PLAT

1109 EAST MAIN STREET

WESTMINSTER, OCONEE COUNTY, SOUTH CAROLINA 29693



GENERAL NOTES

- SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.
- DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.
- THE DISTANCES SHOWN HEREON ARE UNITS OF GROUND MEASUREMENT.
- NAMES AND ADDRESSES OF ADJOINING PROPERTY OWNERS WERE TAKEN FROM OCONEE COUNTY GIS.
- THE SUBJECT PROPERTY SHOWN HEREON FORMS A MATHEMATICALLY CLOSED FIGURE AND IS CONTIGUOUS WITH THE ADJOINING PUBLIC RIGHT-OF-WAY AND/OR ADJOINING PARCELS WITH NO GAPS OR OVERLAPS.
- COMPLETED FIELD WORK WAS FEBRUARY 09, 2026.

LINE TABLE

LINE	BEARING	DISTANCE
L1(M)	N 57°06'51" E	13.14'
L2(M)	S 34°40'43" E	19.94'
L3(M)	S 54°27'36" W	12.83'
L4(M)	S 55°26'23" W	20.29'
L5(M)	N 57°27'02" E	19.21'
L6(M)	N 44°05'24" W	3.57'

LEGEND & SYMBOLS

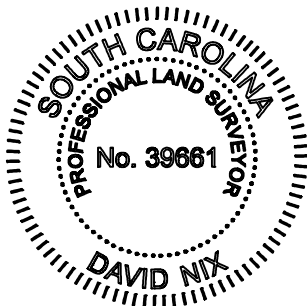
- FOUND MONUMENT AS NOTED
- SET MONUMENT AS NOTED
- ⊕ COMPUTED POINT
- APN ASSESSORS PARCEL NUMBER
- N/F NOW OR FORMERLY
- (M) MEASURED DIMENSION
- BOUNDARY LINE
- - - ADJOINER LINE
- R/W --- RIGHT-OF-WAY LINE
- C/L --- CENTERLINE OF ROAD

SURVEYOR'S CERTIFICATE

DATE OF PLAT OR MAP: 06/15/2026

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN.

DAVID A. NIX
LAND SURVEYOR NO. 39661
STATE OF SOUTH CAROLINA
SOUTH CAROLINA C.O.A.: 6601



BLEW

Surveying | Engineering | Environmental

3825 N. SHILOH DRIVE - FAYETTEVILLE, AR 72703
EMAIL: SURVEY@BLEWINC.COM
OFFICE: 479.443.4506 FAX: 479.582.1883
WWW.BLEWINC.COM

DATE	REVISION HISTORY	BY

SURVEYOR JOB NUMBER: 26-0558.02	SURVEY DRAWN BY: MAC - 06/15/2026
SURVEY REVIEWED BY: LT	SHEET: 1 OF 1
SURVEY PREPARED FOR: WAFFLE HOUSE	



Together We Grow

PUBLIC NOTICE

CITY OF WESTMINSTER, SOUTH CAROLINA PLANNING COMMISSION MEETING

Notice is hereby given that the **City of Westminster Planning Commission** will hold a public meeting on:

Date: September 17, 2026

Time: 6:00 PM

Location: Westminster City Hall, 100 E Windsor St, Westminster, SC 29693

The purpose of this meeting is to review a new plat and consider zoning the new plat Highway Commercial concerning the following property:

Property Address: 1109 E Main St, Westminster, SC 29693
Parcel ID: 530-22-08-007

The purpose of the request is for the Planning Commission will review the new plat and consider zoning the new plat Highway Commercial in connection with the Waffle House project at 1109 E Main St.

All interested parties are invited to attend and be heard. Written comments may be submitted prior to the hearing to the City of Westminster Codes and Zoning Department.

jklaren@westminstersc.org

This notice is published in accordance with the requirements of the City of Westminster Zoning Ordinance and applicable South Carolina law.

DESCRIPTION OF REQUEST (Answer all questions under this section)

A. Describe the existing uses of the subject property and the existing site improvements, buildings, and activities:

The five parcels make up different sections of the Horton Outdoor Recreational Area which is currently outdoor recreation facilities. Plans are to continue adding outdoor recreational elements to the site and may include a gymnasium in the future.

B. Describe the proposed uses of the subject property and the proposed site improvements, buildings, and activities:

Addition of outdoor recreational facilities and possible gymnasium.

C. Describe the existing land use and zoning district classification of all abutting properties:

The parcels are zoned Residential within surrounding properties zoned residential and Westminster Elementary across the street.

D. Describe how the existing conditions have changed making the request valid :

The city's purchase of parcels since 2020 and the construction of outdoor recreational facilities.

E. Describe how the proposed amendment will answer the changes of conditions:

Zoning and use will align.

F. Describe how the proposed amendment furthers the objectives of the comprehensive plan:

Adding outdoor recreational assets within the corporate limits.

SUBMITTAL CHECKLIST

☐ PRE-APPLICATION CONFERENCE Date:	☐ SITE PLAN – (1"=20' Scale or larger) showing boundaries, buildings, site-improvements with setbacks for each.	☐ ELEVATIONS if new construction or addition.
☐ TRANSPORTATION ANALYSIS, if requested.	☐ CONCEPTUAL MASTER PLAN, if request.	☐ ADDITIONAL INFORMATION, if requested.
☐ OTHER:		



Together We Grow

PUBLIC NOTICE

CITY OF WESTMINSTER, SOUTH CAROLINA PLANNING COMMISSION MEETING

Notice is hereby given that the **City of Westminster Planning Commission** will hold a public meeting on:

Date: September 17, 2026

Time: 6:00 PM

Location: Westminster City Hall, 100 E Windsor St, Westminster, SC 29693

The purpose of this meeting is to consider a zoning map amendment concerning the following properties owned by the City of Westminster, South Carolina:

Parcel IDs: 530-09-01-002, 530-09-01-004, 530-09-01-006, and 530-09-01-015

Owner: City of Westminster, South Carolina

The properties are currently zoned residential. The Planning Commission will consider changing the zoning classification of these City-owned properties to Governmental property.

The purpose of the request is for the Planning Commission to review the proposed rezoning and make its recommendation concerning the change from residential zoning to Governmental property.

All interested parties are invited to attend and be heard. Written comments may be submitted prior to the hearing to the City of Westminster Codes and Zoning Department.

jklaren@westminstersc.org

This notice is published in accordance with the requirements of the City of Westminster Zoning Ordinance and applicable South Carolina law.



Oconee Joint Regional Sewer Authority

623 Return Church Road
Seneca, South Carolina 29678
Phone (864) 972-3900
www.ojrsa.org

OCONEE JOINT REGIONAL SEWER AUTHORITY

Commission Meeting

September 14, 2026

The Oconee Joint Regional Sewer Authority Commission meeting was held at the Coneross Creek Wastewater Treatment Plant.

Commissioners that were present:

- Seat 8 (Westminster): Kevin Bronson, Board Chair
- Seat 2 (Seneca): Scott Moulder, Board Vice-Chair
- Seat 1 (Seneca): Josh Riches
- Seat 3 (Seneca): Scott McLane
- Seat 4 (Seneca At-Large): Marty McKee
- Seat 5 (Walhalla): David Poulson (*sworn in during meeting*)
- Seat 6 (Walhalla): Zane Thompson
- Seat 7 (Westminster): Scott Parris
- Seat 9 (Walhalla-Westminster At-Large): David Dial

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
- Kyle Lindsay, Operations Director
- OJRSA Operations Personnel: Johnny McCall, Travis Stephens, Austin Loggins, Steven McLane, and Robert Ragsdale

Others present were:

- Alexis Lindsay, OJRSA Attorney (*via phone*)
- Dick Mangrum, WGOG Radio
- Robert Royer, AQD
- Kenneth Marshall, AQD
- Kim Lindsay, Wife of Employee
- OJRSA Personnel: Johnny McCall, Travis Stephens, Austin Loggins, Steven McLane, and Robert Ragsdale
- Keith Wilbanks, OJRSA Operations Contractor

A) Call to Order – Mr. Bronson called the meeting to order at 3:58 p.m.

B) Swearing in of New Commissioner

- **David Allen Poulson to be Sworn In to Represent Walhalla (Seat 5). Mr. Poulson Is Replacing Celia Myers for the Term Expiring December 31, 2027** – Ms. Alexis Lindsay swore Mr. Poulson in. Mr. Bronson congratulated Mr. Poulson.

C) Invocation and Pledge of Allegiance – By Mr. Parris.

D) Special Recognition Action Item:

- **Approve OJRSA Resolution 2026-06 Recognition Honoring Kyle Lindsay Upon His Retirement (Exhibit A)** – Mr. Eleazer spoke highly of Mr. Lindsay, voiced how the OJRSA will miss him upon his retirement, and wished him well. Mr. Lindsay thanked everyone for the opportunity of working here and being the Operations Director. Ms. Kim Lindsay said she supports her husband's decision

to retire and thanked everyone for being so kind to Mr. Lindsay during his employment with the OJRSA. The OJRSA provided a cake for celebration.

Mr. Moulder made a motion, seconded by Mr. Dial, to approve the OJRSA Resolution #2026-06 in honor of Mr. Lindsay for his retirement. The motion carried.

E) Honors and Special Recognitions

- **National Association of Clean Water Agencies Peak Performance Platinum 8 Award** – Mr. Lindsay explained that this is the 8th year in a row that the OJRSA has been given this award in recognition of no violations. He stated that not too many utilities have received this 8th award, and the award is due to the staff's dedication to the OJRSA.

F) Public Session – None.

G) Approval of Minutes:

- **Board of Commissioners Meeting of August 3, 2026**

Mr. Moulder made a motion, seconded by Mr. Parris, to approve the August 3, 2026 Board Meeting minutes as presented. The motion carried.

H) Committee and Other Meeting Reports:

- **Reconstitution Committee and Executive Committee Meeting of May 14, 2026 as Approved by Committee on August 13, 2026** – Mr. Bronson presented the report to the Commission. He asked everyone to read the minutes to stay up to date on the events and added that the Raftelis report should be ready in October. **See attached minutes. Acceptance of the August 13, 2026 meeting to be considered at the board meeting following committee approval.*

Mr. Moulder made a motion, seconded by Mr. Dial, to accept the May 14, 2026 Reconstitution Committee and Executive Committee Meeting minutes as presented. The motion carried.

- **Operations & Planning Committee Meeting of August 20, 2026** – *This meeting was cancelled due to lack of agenda items.*

- **Finance & Administration Committee Meeting of August 25, 2026** – Mr. Riches presented the report to the Commission. **See attached minutes.*

Mr. Riches made a motion, seconded by Mr. Dial, to approve the August 25, 2026 Finance & Administration Meeting minutes as presented. The motion carried.

I) Secretary/Treasurer's Report (Exhibit A) – Ms. Stephens presented the Secretary/Treasurer's Report to the board.

Mr. Dial made a motion, seconded by Mr. McLane, to accept the Secretary/Treasurer's Report as presented. The motion carried.

J) Presentation and Discussion Items:

- **Board Consideration of the Ad Hoc Reconstitution Committee's Recommendation to Review County Participation Memos and Decide on the County's Future Role on the Committee (Exhibit B)** – Mr. Bronson stated that Mr. Moulder, Mr. Eleazer, and Mr. Chip Bentley of ACOG are voting members on the committee. When the reconstitution process started, it was agreed to hire Raftelis to do financial analysis with each of the utilities pitching in to pay a portion of the bill. It was believed that Oconee County initially agreed to pay; however, they have recently informed the OJRSA that they will not pay. The Town of West Union was not included due to the size of their system and have been participating in the meetings but in a non-voting role. Mr. Bronson said that Oconee County currently has a voting role on the committee, but it has been discussed to move them to the same non-voting role as West Union. Mr. Moulder added that the consensus with the committee was to make Oconee County a non-voting member, and he agrees. Mr. Bronson stated

that the committee did not make a motion to do this, as it was felt that the OJRSA board which created the committee should make that decision.

Mr. Bronson made a motion, seconded by Mr. Parris, to move Oconee County to a non-voting role on the Reconstitution Committee. The motion carried.

K) Action Items:

- 1. Public Hearing Regarding Resolution 2026-05 Leak Adjustment Policy (Exhibit C) –** Mr. Eleazer explained that when the Schedule of Fees was revised, there was no leak adjustment policy. There was no need for one in the past when the Member Cities' rates were based on the pro-rata share, but now that the rates are based on base plus volumetric readings, there is a need for the policy. This policy adopts and codifies the Member Cities' refund policies. Upon adoption, this will be included in the Schedule of Fees as a new Section 7.2.

Mr. Bronson apologized that he had not officially opened this up to public hearing and requested this be done at this time.

Mr. Moulder made a motion, seconded by Mr. Dial, to open this discussion up for public hearing. The motion carried.

Mr. Moulder asked if this discussion had been advertised prior to the meeting. He also asked if it should've been on a separate agenda and discussed in a separate meeting before this meeting. Mr. Eleazer stated it had been advertised in The Journal. Mr. Bronson stated that the City of Westminster does some public hearings in different meetings, but they also do some in the same council meetings, so the OJRSA is okay to do so today.

There was no input from the public at this time.

Mr. Moulder made a motion, seconded by Mr. Dial, to close this public hearing. The motion carried.

- 2. Consider Approval of Resolution 2026-05 Leak Adjustment Policy (Exhibit C)**

Mr. Dial made a motion, seconded by Mr. Parris, to adopt the Leak Adjustment Policy as presented. The motion carried.

- 3. Award OJRSA Project #2027-04 CCTV Inspection and Cleaning of Gravity Sanitary Sewer Pipelines: CMOM Year 5 to the Low Bidder, Secure Sewer & Service, Inc. of Pleasant Grove, Alabama, in the Amount Up to \$192,000.00 [\$142,688.50 for Routine Cleaning and Inspection, \$19,320.50 Contingency for Heavy Cleaning as Needed, \$20,000.00 to Perform 160 NASSCO Level 2 Manhole Inspections, and General Contingency of \$9,990.60.] (Exhibit D) –** Mr. Eleazer stated he distributed a summary of all the bids in the exhibit. CMOM Year 5 is for inspection work on 35,300 linear feet of gravity sewer pipe (ranging from 18 inches to 21 inches in diameter) along with the manholes. The inflow from these inspections will determine what needs to be rehabilitated to reduce inflow & infiltration. This flow is from the western side of Seneca (near Ford, Cliffabee, and the golf course).

The bids came in under budget, and the OJRSA is satisfied with the company. The OJRSA has previous experience with this company's work and has been happy with them and recommends approval.

Mr. Dial asked about local vendors. Mr. Eleazer explained how the percent of credit that a contractor gets is reduced the further away they are from the plant. This contractor is in Birmingham, Alabama. He added that no one submitted the paperwork to get the credit.

Mr. Riches pointed out that there was a forty-cent discrepancy on the agenda (it stated \$142,688.50 but bid was \$142,688.90). It is still covered with the "up to \$192,000" part of this award. Mr. Eleazer said it would just affect the contingency.

Mr. Moulder made a motion, seconded by Mr. Dial, to award project #2027-04 CCTV as presented in an amount up to \$192,000.00. The motion carried.

- 4. Authorize the Executive Director to Execute the Encroachment Agreement with Blue Ridge Electric Cooperative (Exhibit E) –** OJRSA attorney, Mr. Ryan Newton, reviewed the agreement and wrote a

letter to state that the language was agreeable. This letter is included in this exhibit. The encroachment agreement allows BREC to move its power poles to the OJRSA side of Return Church Road a couple feet onto the property beyond the right-of-way. The move will benefit the OJRSA, as it will provide a back fed circuit of electricity during power outages, and OJRSA personnel have no issues with it.

Mr. McLane made a motion, seconded by Mr. Parris, to authorize the Executive Director to execute the encroachment agreement with BREC as presented. The motion carried.

- 5. Grant Standing Preapproval for All Active Member Agencies to Appoint Their Own Representative to the Joint Reconstitution Ad Hoc Committee without Further Board Action** – Mr. Eleazer explained this will allow all Member Cities to appoint their own representatives to the Reconstitution Committee without having to bring before the board individually every time. This was granted to Oconee County to do in the past, so this expands that to allow all agencies to appoint automatically. The City of Walhalla will make the appointment prior to the next meeting.

Mr. Dial made a motion, seconded by Mr. Riches, to grant standing preapproval for all member agencies to appoint their own representative to the Reconstitution Committee. The motion carried.

- 6. Due to the Committee Vacancies Created by Commissioner Myers' Departure, the Committee Assignments Should be Considered, Including the Selection of a Member to Serve as the Representative on the Executive Committee. NOTE: It Is Recommended That No Member City Has More Than Two Seats on Any Committee. (Exhibit F)** – Mr. Eleazer showed a chart of the current committee assignments. Mr. Bronson asked Mr. Poulson if he was willing to be the chairman of the Facilities and Administration Committee and a member of the Executive Committee. Mr. Poulson agreed to do so. Mr. Bronson, as chairman of the board, appointed Mr. Poulson to these roles.

L) Executive Director's Discussion and Compliance Matters – Mr. Eleazer reported on the following:

1. Environmental and Regulatory Compliance Matters:

Sanitary Sewer Overflow (SSO) – There was an overflow on August 22, 2026 at a manhole near Cross Creek due to a power outage at the pump station. Approximately 7,500 gallons were spilled. It was determined that the battery in the generator went bad, but by the time maintenance personnel got the new battery, the power was back up. This was a reportable spill, and the paperwork was submitted to the SC Department of Environmental Services (SCDES).

Davis Creek Road SSO – The OJRSA had another spill on Saturday evening on Davis Creek Road. This was caused by rags and a large mophead clogging the pumps. The only customer on this line is the Ravenel Elementary School. Staff are looking into this and will address this with the school. Only 250 gallons were spilled and did not reach a waterway, so this was not reportable.

Operator of Record – Mr. Lindsay has been the Operator of Record here at the OJRSA and has been submitting the Discharge Monitoring Reports to the State of South Carolina. With Mr. Lindsay retiring, the OJRSA needed someone else to fill this role. Mr. Johnny McCall, OJRSA Operations Supervisor, is willing to do the submittals for the OJRSA in the interim until a new Operations Director is hired.

Dewatering Project – The OJRSA is in the final stages of completing the Dewatering Project. The silo was taken down and is being cut up for scrap. The new dewatering equipment is up and running, and the final walkthrough with the contractor for that will take place Wednesday morning. The OJRSA has received the Permit to Operate from the SCDES. Everything is moving in accordance with the requirements for the SCIIP project funds.

- 2. Operations Director Position** – The OJRSA has received a lot of responses from the job advertisement for the past couple months; however, there are very few applicants who are qualified for the job. The OJRSA will have to continue to do what it can to fill the position, including speaking with a consultant to assist.

3. Miscellaneous (If Any):

Welcome to Mr. Poulson – The Director welcomed Mr. Poulson to the board and said he would be glad to get him up to speed with any information he would like to know.

County Council Agenda – Oconee County Council had an item on their agenda regarding Ordinance #2026-32 which will apply to any wastewater operator in the county regarding to report any sewage leak of 5,000 gallons or greater to Oconee County Emergency Services. This was relayed to OJRSA's environmental counsel as well as Mr. Lawrence Flynn to determine if anything needs to be done on OJRSA's end.

Mr. Lindsay – Mr. Eleazer wished Mr. Lindsay the best in his retirement.

M) Commissioners' Discussion – Mr. McKee spoke about King Asphalt doing a bunch of paving in the county and how they are doing all they can to put things back together when manholes are hit in the road. Mr. Poulson thanked everyone for the welcome to the board.

N) Executive Session:

1. Receipt of Legal Advice for Matter Covered by Attorney-Client Privilege – Discussion of Draft of Billing Agreement [Section 30-4-70(a)(2)]
2. Receipt of Legal Advice for Matter Covered by Attorney-Client Privilege – Discussion of Sewer Utility Agreement with Oconee County [Section 30-4-70(a)(2)]
3. Receipt of Legal Advice for Matter Covered by Attorney-Client Privilege – Discussion of Impact Fee Policy and Timing of Payments [Section 30-4-70(a)(2)]

At 4:50 p.m., Mr. Moulder made a motion, seconded by Mr. Dial, to enter Executive Session to receive legal advice. The motion carried.

At 5:25 p.m., Mr. Dial made a motion, seconded by Mr. McKee, to return to Regular Session. The motion carried.

No actions were taken.

O) Adjourn – Mr. Bronson adjourned the meeting at 5:25 p.m.

Upcoming Meetings:

1. **Operations & Planning Committee** – Thursday, September 17, 2026 at 8:30 a.m.
2. **Finance & Administration Committee** – Tuesday, September 22, 2026 at 9:00 a.m.
3. **Board of Commissioners** – Monday, October 5, 2026 at 4:00 p.m.
4. **Reconstitution Committee and Executive Committee** – Thursday, October 8, 2026 at 9:00 a.m.

Approved By:

Kevin Bronson, OJRSA Commission Chair

Approved By:

Lynn M. Stephens, OJRSA Secretary/Treasurer

Approved By:

Christopher R. Eleazer, OJRSA Executive Director

Notification of the meeting was distributed on August 7, 2026 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, SCDES, www.ojrsa.org, and posted at the OJRSA Administration Building.

***ATTACHMENTS STARTING NEXT PAGE**



Board of Commissioners Meeting
OJRSA Operations & Administration Building
Lamar Bailes Board Room
September 14, 2026 at 4:00 PM

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** – Kevin Bronson, Board Chair
- B. Swearing in of New Commissioner** – Alexis Lindsay, OJRSA Attorney
 - David Allen Poulson to be sworn in to represent Walhalla (Seat 5). Mr. Poulson is replacing Celia Myers for the term expiring December 31, 2027.
- C. Invocation and Pledge of Allegiance** – Led by Commissioner Scott Parris
- D. Special Recognition Action Item** – Kevin Bronson, Board Chair
Approve OJRSA Resolution 2026-06 Recognition Honoring Kyle Lindsay Upon His Retirement (Exhibit A)
- E. Honors and Special Recognitions**
 - National Association of Clean Water Agencies Peak Performance Platinum 8 Award– Kyle Lindsay, Operations Director
- F. Public Session** – Members of the public intending to speak must register with their name and address prior to participating. This session is for comments on topics that may or may not appear on this agenda and is limited to a maximum of 30 minutes total, with each speaker allotted no more than 5 minutes.
- G. Approval of Minutes**
 - Board of Commissioners Meeting of August 3, 2026
- H. Committee and Other Meeting Reports**
 - Reconstitution Committee and Executive Committee Meeting of May 14, 2026 as approved by committee on August 13, 2026 – Kevin Bronson, Committee Chair *Acceptance of the August 13, 2026 meeting minutes to be considered at the board meeting following committee approval*
 - Finance & Administration Committee Meeting of August 25, 2026 – Josh Riches, Committee Member
 - *Note: The Operations & Planning Meeting scheduled for August 20, 2026 was canceled due to lack of agenda items*
- I. Secretary/Treasurer's Report** (*To be provided as handout at meeting*) – Lynn Stephens, Secretary/Treasurer
- J. Presentation and Discussion Items** [*May include vote and/or action on matters brought up for discussion*]
 - Board consideration of the Ad Hoc Reconstitution Committee's recommendation to review County participation memos and decide on the County's future role on the committee (Exhibit B) – Kevin Bronson, Ad Hoc Reconstitution Committee Chair
- K. Action Items**
 1. Public hearing regarding Resolution 2026-05 Leak Adjustment Policy (Exhibit C) – Led by Kevin Bronson, Chair
 2. Consider approval of Resolution 2026-05 Leak Adjustment Policy (Exhibit C) – Led by Kevin Bronson, Chair
 3. Award OJRSA Project #2027-04 CCTV Inspection and Cleaning of Gravity Sanitary Sewer Pipelines: CMOM Year 5 to the low bidder, Secure Sewer & Service, Inc. of Pleasant Grove, Alabama, in the amount up to \$192,000.00 [\$142,688.50 for routine cleaning and inspection, \$19,320.50 contingency for

heavy cleaning as needed, \$20,000 to perform 160 NASSCO Level 2 manhole inspections, and general contingency of \$9,990.60] (Exhibit D) – Chris Eleazer, Director

4. Authorize the Executive Director to execute the encroachment agreement with Blue Ridge Electric Cooperative (Exhibit E) – Chris Eleazer, Director
5. Grant standing preapproval for all active member agencies to appoint their own representative to the Joint Reconstitution Ad Hoc Committee without further Board action – Chris Eleazer, Director
6. Due to the committee vacancies created by Commissioner Myers's departure, the committee assignments should be considered, including the selection of a member to serve as the representative on the Executive Committee. *Note: It is recommended that no Member City has more than two seats on any committee.* (Exhibit F) – Chris Eleazer, Director

L. Executive Director's Discussion and Compliance Matters – Chris Eleazer, Director

1. Environmental and regulatory compliance matters
2. Operations Director position
3. Miscellaneous (*if any*)

M. Commissioners' Discussion – Led by Kevin Bronson, Board 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.

N. Executive Session ACTIONS MAY BE TAKEN ON ITEMS DISCUSSED IN EXECUTIVE SESSION

1. Receipt of legal advice for matter covered by attorney-client privilege – Discussion of draft of billing agreement [Section 30-4-70(a)(2)]
2. Receipt of legal advice for matter covered by attorney-client privilege – Discussion of sewer utility agreement with Oconee County [Section 30-4-70(a)(2)]
3. Receipt of legal advice for matter covered by attorney-client privilege – Discussion of Impact Fee Policy and timing of payments [Section 30-4-70(a)(2)]

O. Adjourn

Upcoming Meetings

All meetings to be held in the Lamar Bailes Board Room unless noted otherwise.

- Operations & Planning Committee – September 17, 2026 at 8:30 AM
- Finance & Administration Committee – September 22, 2026 at 9:00 AM
- Board of Commissioners – October 5, 2026 at 4:00 PM
- Reconstitution Committee and Executive Committee – October 8, 2026 at 9:00 AM



RESOLUTION 2026-06

Recognition Honoring Kyle Lindsay Upon His Retirement

A RESOLUTION OF THE OCONEE JOINT REGIONAL SEWER AUTHORITY OF SENECA, SOUTH CAROLINA, TO HONOR THE DEDICATED SERVICE OF KYLE LINDSAY TO THE AGENCY.

The Board of Commissioners of the Oconee Joint Regional Sewer Authority (OJRSA) does hereby resolve as follows:

WHEREAS, Mr. Lindsay began his career as the Operations Director with the OJRSA in January 2021; and

WHEREAS, Mr. Lindsay has provided exemplary and invaluable leadership in the management of the daily operations and emergency response efforts of the OJRSA Operations Division; and

WHEREAS, Mr. Lindsay has demonstrated proven knowledge in the operational aspects operating and maintaining the treatment facility, conveyance system, and associated facilities to ensure compliance with the effluent discharge limits and other requirements as necessary; and

WHEREAS, Mr. Lindsay has announced his retirement from the OJRSA with an effective date of October 2, 2026; and

WHEREAS, Mr. Lindsay has demonstrated a lifelong commitment to service to God and Country through his leadership in his church and his service as a former member of the South Carolina Army National Guard;

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Oconee Joint Regional Sewer Authority expresses its deepest appreciation for the outstanding service and contributions made by Mr. Kyle Lindsay during his years of faithful service to the Authority and the Upstate of South Carolina and extends its best wishes that he may enjoy many happy, healthful, and rewarding years in his richly merited retirement; and

BE IT FURTHER RESOLVED that a copy of this resolution be memorialized in the minutes of the Oconee Joint Regional Sewer Authority Board of Commissioner Meeting Minutes.

Passed and adopted by the Oconee Joint Regional Board of Commissioners, Seneca, South Carolina on this 14th day of September 2026.

Kevin Bronson, Chairman
OJRSA Board of Commissioners

Attest: _____
Lynn Stephens, Secretary/Treasurer
OJRSA Board of Commissioners -and-
OJRSA Finance & Administration Manager

[SEAL]

**Oconee County Participation Overview
begins on page 11 of 22**



AD HOC RECONSTITUTION COMMITTEE

Oconee County Communication Log

Background

The below log is a brief list of key outreach activities directed at Oconee County for the purpose of engaging staff and elected officials to participate in the Oconee Joint Regional Sewer Authority reconstitution committee. This does not include participation during the Reconstitution Feasibility Study process. Note that this is not a comprehensive log of all outreach from the OJRSA Board and their members but does provide a summary for understanding the commitment of the OJRSA facilitation team and ad hoc committee to reach out to Oconee County to keep them engaged and informed from July 11, 2025 through September 10, 2026.

When the phrase “Facilitation Team” is used, it is referring to Angie Mettlen, Joel Jones, and Katherine Amidon. When OJRSA is mentioned, communication came from one of the following persons: Amanda Kelley, Lynn Stephens, or Chris Eleazer.

When a response or participation was requested from Oconee County and none was provided that is denoted in **red**. When a response or participation was received that is denoted in **green**.

Communication Log

July 11, 2025

OJRSA emails notice of committee meetings to Amanda Brock and Jennifer Adams. Email includes attached agenda.

A Special Called Commission Meeting with Oconee County Council will be held Tuesday, July 15, 2025, at 4:00 p.m. at Tri-County Technical College – Oconee Campus located at 552 Education Way, Westminster, SC 29693 in the Multipurpose Room.

Note: The following Oconee County representatives were present at this meeting:

- Don Mize, Oconee Co. Council Dist. 3
- Glenn Hart, Oconee Co. Council Dist. 5
- John Elliott, Oconee Co. Council Dist. 1
- Tommy James, Oconee Co. Council Dist. 4
- Amanda Brock, Oconee County Administrator
- Jennifer Adams, Oconee Co. Council Clerk

August 7, 2025

OJRSA emails notice of committee meetings to Amanda Brock and Jennifer Adams
The Ad-hoc Reconstitution Committee will be held at 2:00 p.m. on Thursday, Aug 14, 2025.



AD HOC RECONSTITUTION COMMITTEE

August 8, 2025

Facilitation Team emails Amanda Brock the final report of the Ad Hoc Implementation Committee for review ahead of the first reconstitution meeting to be held August 14, 2025. Also included was a working draft of the draft legislative amendments.

August 13, 2025

OJRSA emails notice of committee meetings to Amanda Brock and Jennifer Adams. Email includes attached agenda.

The Ad-hoc Reconstitution Committee will be held at 2:00 p.m. on Thursday, Aug 14, 2025.

Note: Amanda Brock was in-person for the Aug 14 meeting

August 15, 2025

OJRSA emails Reconstitution Meeting invite to Amanda Brock through February 2026 for the second Thursday of every month.

August 15, 2025

OJRSA emails Amanda Brock the 20-year project list spreadsheet for OJRSA based on the Oconee County and Western Anderson County Sewer Master Plan report as well as a link to the report to be found here: <https://ojrsa.org/sewer-study/>

August 21, 2025

Facilitation Team emails Amanda Brock the draft supportive resolutions for supporting the reconstitution process. All other jurisdictions within OJRSA (Seneca, Walhalla, Westminster, and West Union) receive this draft for individual editing and adoption.

August 22, 2025

Kevin Bronson emails Amanda Brock encouraging her to document specific questions from County Council and Oconee County staff that the Reconstitution Committee can address and if possible to provide them ahead of time to the facilitation committee ahead of the September 11 meeting.

No Response from County

September 10, 2025

OJRSA emails notice of committee meetings to Amanda Brock and Jennifer Adams. Email includes attached agenda.

The Ad-hoc Reconstitution Committee will be held at 9:00 a.m. on Thursday, Sep 11, 2025.

Note: Amanda Brock was virtual for the Sep 11 meeting



AD HOC RECONSTITUTION COMMITTEE

September 20, 2025

Facilitation Team emails Amanda Brock reminding her to send specific questions from County Council and Oconee County staff that the Reconstitution Committee can address with a formal Question and Answer document.

Amanda Brock responds on September 23, 2025 with the following: "My council's questions / concerns are of the "how" and "how much" variety. While specific questions may arise at a later date, at this point in time, they are very generalized as to the transition itself and how the costs may impact future budgets."

September 23, 2025

Facilitation Team replies to Amanda Brock asking for clarity about providing more specific questions as her response is broad.

October 3, 2025

OJRSA emails notice of committee meetings to Amanda Brock and Jennifer Adams.
The Ad-hoc Reconstitution Committee will be held at 9:00 a.m. on Thursday, Oct 9, 2025.

October 7, 2025

OJRSA emails notice of committee meetings to Amanda Brock and Jennifer Adams. Email includes attached agenda.

The Ad-hoc Reconstitution Committee will be held at 9:00 a.m. on Thursday, Oct 9, 2025.

Note: Amanda Brock was not present for the Oct 9 meeting

October 16, 2025

Facilitation Team emails Amanda Brock providing access to the Oconee County SharePoint folder requesting review of the gathered County documents for the pending valuation and evaluation effort and requesting additional data be provided should anything else be available for review.

Amanda Brock responded on Oct 16 "thank you"

Note no additional information was provided

October 20, 2025

OJRSA emails notice of committee meetings to Amanda Brock and Jennifer Adams.
The Ad-hoc Reconstitution Committee will be held at 9:00 a.m. on Thursday, Nov 13, 2025.



AD HOC RECONSTITUTION COMMITTEE

November 10, 2025

OJRSA emails notice of committee meetings to Amanda Brock and Jennifer Adams. Email includes attached agenda.

The Ad-hoc Reconstitution Committee will be held at 9:00 a.m. on Thursday, Nov 13, 2025.

Note: Amanda Brock was no longer employed by Oconee County at this time and the seat on the Reconstitution Committee was vacant for the Nov 13 meeting.

November 24, 2025

Facilitation Team emails Glenn Hart welcoming him to the Reconstitution ad hoc Committee providing access to the Oconee County SharePoint folder and forwarding the original email sent to Amanda Brock, former Oconee County administrator, on October 16, 2025 at the onset of the reconstitution ad hoc committee process.

No Response from County

December 5, 2025

OJRSA emails notice of committee meetings to Phil Shirley and Jennifer Adams.

The Ad-hoc Reconstitution Committee will be held at 9:00 a.m. on Thursday, Dec 11, 2025.

December 10, 2025

OJRSA emails notice of committee meetings to Phil Shirley, Jennifer Adams, and Glenn Hart. Email includes attached agenda.

The Ad-hoc Reconstitution Committee will be held at 9:00 a.m. on Thursday, Dec 11, 2025.

Note: Councilman Glenn Hart was in-person for the Dec. 11 meeting.

December 12, 2025

Facilitation Team emails Glenn Hart and Phil Shirley confirming preferred communication list for reconstitution memos to be emailed moving forward.

No Response from County

January 6, 2026

Facilitation Team emails a second time Glenn Hart and Phil Shirley confirming preferred communication list for reconstitution memos to be emailed moving forward.

No Response from County



AD HOC RECONSTITUTION COMMITTEE

January 9, 2026

Facilitation Team emails Glenn Hart and Phil Shirley for a third time confirming preferred communication list for reconstitution memos to be emailed moving forward. All County Council member emails were listed in this email and proposed to be included:

Name: John Elliott

Email: district1@oconeesc.com

Name: Matthew Durham

Email: district2@oconeesc.com

Name: Don Mize

Email: district3@oconeesc.com

Name: Thomas James

Email: district4@oconeesc.com

Name: James Glenn Hart

Email: district5@oconeesc.com

Note: Chris Eleazer responded via email the same day adding Stewart Jones to the email thread as he started his role as Oconee County Administrator on January 5, 2026. The same day the Facilitation Team emails a response welcoming Stewart to his new role and requests any changes to the list, such as including the county clerk.

No Response from County

January 9, 2026

Facilitation Team emails Final Communication Memo #1

January 9, 2026

Facilitation Team emails out full communication list for reconstitution committee review and also Draft Communication Memo #2 for committee review. It was decided at the December meeting that drafts for these memos should be sent to the ad hoc committee for review starting with Memo #2.

No edits provided by the County

January 12, 2026

OJRSA emails notice of committee meetings to Stewart Jones, Phil Shirley, and Glenn Hart (to his council email and personal email address)

The Ad-hoc Reconstitution Committee will be held at 9:00 a.m. on Thursday, Feb 12, 2026.

January 19, 2026

Facilitation Team emails Final Communication Memo #2



AD HOC RECONSTITUTION COMMITTEE

February 6, 2026

OJRSA emails notice of committee meetings to Stewart Jones, Jennifer Adams, Phil Shirley, and Glenn Hart (to his council email and personal email address)

The Ad-hoc Reconstitution Committee will be held at 9:00 a.m. on Thursday, Feb 12, 2026.

February 10, 2026

OJRSA emails notice of Reconstitution Committee Meeting Agenda to Stewart Jones, Phil Shirley, Jennifer Adams, and Glenn Hart (to his council email and personal email address). Email includes attached agenda.

The Ad-hoc Reconstitution Committee will be held at 9:00 a.m. on Thursday, Feb 12, 2026.

Note: Councilman Glenn Hart was in-person for the Feb. 12 meeting.

February 12, 2026

Facilitation Team emails Stewart Jones and Glenn Hart to set up a meeting as a follow-up action item to the Feb. 12 Reconstitution Committee meeting to meet with each jurisdiction within, and including, Oconee County. The same coordination was requested of Seneca, Westminster, Walhalla, and West Union.

No Response from County

February 12, 2026

OJRSA emails updated Reconstitution Meeting invite to Glenn Hart, Stewart Jones, Jennifer Adams, and Matthew Durham through December 2026 for the second Thursday of every month.

February 18, 2026

Facilitation Team emails Stewart Jones and Glenn Hart as follow up to the February 12 email.

No Response from County

March 5, 2026

Facilitation Team emails Stewart Jones and Glenn Hart as follow up to the February 12 and February 18 email.

No Response from County

March 6, 2026

Facilitation Team calls Stewart Jones and leaves a message as a follow up to the February 12 and February 18 email.

No Response from County



AD HOC RECONSTITUTION COMMITTEE

March 6, 2026

OJRSA emails notice of committee meetings to Stewart Jones, Phil Shirley, Jennifer Adams, and Glenn Hart (to his council email and personal email address)

The Ad-hoc Reconstitution Committee will be held at 9:00 a.m. on Thursday, March 12, 2026.

March 11, 2026

OJRSA emails notice of Reconstitution Committee Meeting Agenda to Stewart Jones, Phil Shirley, Jennifer Adams, and Glenn Hart (to his council email and personal email address). Email includes attached agenda.

The Ad-hoc Reconstitution Committee will be held at 9:00 a.m. on Thursday, March 12, 2026.

Note: Councilman Glenn Hart, Councilman Matthew Durham, and Stewart Jones were in-person for the March 12 meeting.

March 13, 2026

Facilitation Team emails Stewart Jones, Matthew Durham and Glenn Hart as a follow up to the March 12 meeting with the email history from Feb 12, 18 and March 5 requesting the opportunity to meet with the County.

No Response from County

March 19, 2026

Facilitation Team calls Stewart Jones and leaves a message as a follow up to the February 12, February 18, and March 5 email.

No Response from County

April 7, 2026

OJRSA emails notice of committee meetings to Stewart Jones, Phil Shirley, Jennifer Adams, and Glenn Hart (to his council email and personal email address)

The Ad-hoc Reconstitution Committee will be held at 9:00 a.m. on Thursday, April 9, 2026.

April 7, 2026 second email

OJRSA emails notice of Reconstitution Committee Meeting Agenda to Stewart Jones, Phil Shirley, Jennifer Adams, and Glenn Hart (to his council email and personal email address). Email includes attached agenda.

The Ad-hoc Reconstitution Committee will be held at 9:00 a.m. on Thursday, April 9, 2026.

Note: Councilman Glenn Hart was in-person for the April 9 meeting.



AD HOC RECONSTITUTION COMMITTEE

April 9, 2026

Facilitation Team emails Draft Communication Memo #3 for committee review.

No edits provided by the County

April 9, 2026

OJRSA emails notice of committee meetings to Stewart Jones, Phil Shirley, Jennifer Adams, and Glenn Hart (to his council email and personal email address)

The Ad-hoc Reconstitution Committee will be held at 9:00 a.m. on Thursday, May 14, 2026.

April 14, 2026

Facilitation Team emails Stewart Jones and Glenn Hart a SharePoint file that contains the data already gathered from the feasibility study and a request for additional items needed from the County for the analysis to be completed by Raftelis and First Tryon. The email specifies that May 8th would be the deadline for these items.

No Response from County

April 16, 2026

Facilitation Team emails Stewart Jones, Matthew Durham and Glenn Hart a request to meet noting that they are the only jurisdiction that has not met with the Reconstitution Committee

Matthew Durham responded on April 30th, offering the May 5th council meeting and specifically to meet in executive session.

NOTE: The Facilitation Team did not agree that the topics to be discussed for this meeting fit into the guidelines set by the state of South Carolina for executive session and that proceeding with that form of meeting was inappropriate, which had already been expressed in the April 16th email.

April 17, 2026

Facilitation Team emails Draft Communication Memo #4 for committee review.

No edits provided by the County

April 17, 2026

Facilitation Team emails Final Communication Memo #3

April 22, 2026

Facilitation Team emails Final Communication Memo #4



AD HOC RECONSTITUTION COMMITTEE

May 8, 2026

OJRSA emails notice of Reconstitution Committee Meeting to Stewart Jones, Phil Shirley, and Glenn Hart (to his council email and personal email address)

The Ad-hoc Reconstitution Committee will be held at 9:00 a.m. on Thursday, May 14, 2026.

May 12, 2026

OJRSA emails notice of Reconstitution Committee Meeting Agenda to Stewart Jones, Phil Shirley, Jennifer Adams, and Glenn Hart (to his council email address and personal email address). Email includes attached agenda.

The Ad-hoc Reconstitution Committee will be held at 9:00 a.m. on Thursday, May 14, 2026.

Note: Councilman Glenn Hart was in-person for the May 12 meeting.

May 13, 2026

Facilitation Team emails a response to Matthew Durham's April 30 email, including Glenn Hart, Jennifer Adams, Rob Chumley, and Stewart Jones emphasizing the goal to meet with the County outside of executive session.

No Response from County

Note the Reconstitution Committee meetings were cancelled for June and July due to lack of agenda items and to allow Raftelis to work through the Financial Evaluation

June 9, 2026

Facilitation Team responds again via email to Matthew Durham's April 30 email, including Glenn Hart, Jennifer Adams, Rob Chumley, and Stewart Jones, stating willingness to meet in executive session if that is the only option and offers availability for the July 7th council meeting.

No Response from County

July 6, 2026

Facilitation Team responds a third time to Matthew Durham's April 30 email, including Glenn Hart, Jennifer Adams, Rob Chumley, and Stewart Jones, asking for availability since Oconee County has not responded with confirmation for a meeting.

No Response from County

July 8, 2026

OJRSA emails out notice of committee meetings to Stewart Jones, Phil Shirley, Matthew Durham, Jennifer Adams, and Glenn Hart (to his council email and personal email address)

The Ad-hoc Reconstitution Committee will be held at 9:00 a.m. on Thursday, Aug 13, 2026.



AD HOC RECONSTITUTION COMMITTEE

August 7, 2026

OJRSA sends out notice of committee meetings to Stewart Jones, Phil Shirley, and Glenn Hart (to his council email and personal email address)

The Ad-hoc Reconstitution Committee will be held at 9:00 a.m. on Thursday, Aug 13, 2026.

Notes: No representative was present from the County for the Aug 13 meeting.

August 11, 2026

OJRSA sends out notice of Reconstitution Committee Meeting Agenda to Stewart Jones, Phil Shirley, Jennifer Adams, Matthew Durham, and Glenn Hart (to his council email address and personal email address). Email includes attached agenda.

The Ad-hoc Reconstitution Committee will be held at 9:00 a.m. on Thursday, Aug 13, 2026.

September 4, 2026

OJRSA sends out notice of committee meetings to Stewart Jones, Phil Shirley, Matthew Durham, and Glenn Hart (to his council email and personal email address)

The Ad-hoc Reconstitution Committee will be held at 9:00 a.m. on Thursday, Sep 10, 2026.

September 9, 2026

OJRSA sends out notice of Reconstitution Committee Meeting Agenda to Stewart Jones, Phil Shirley, Jennifer Adams, Matthew Durham, and Glenn Hart (to his council email address and personal email address). Email includes attached agenda.

The Ad-hoc Reconstitution Committee will be held at 9:00 a.m. on Thursday, Sep 10, 2026.

Notes: No representative was present from the County for the Sep. 10 meeting.



AD HOC RECONSTITUTION COMMITTEE

Oconee County Participation Overview

The following provides a synopsis of Oconee County's participation on the Ad Hoc Reconstitution Committee from August 2025 to August 2026. Overall, the record shows Oconee County (County) moving from active early engagement to more sporadic participation by August 2026, despite adoption of a support resolution in March 2026. This memo has been prepared to document County representative attendance and to summarize meeting events and discussion pertinent to County participation as a stakeholder in the reconstitution process.

- **August 14, 2025**
 - Amanda Brock present. Active participant.
 - Confirmed County could meet October resolution schedule and discussed governance, valuation, and implementation questions.
- **September 11, 2025**
 - Amanda Brock present via Teams.
 - Explained County reassessment process, ordinance issues, septic data sources, and reported County questions regarding costs, rates, and future infrastructure.
- **October 9, 2025**
 - Amanda Brock absent.
 - County-related discussion focused on ordinance updates and responses to County questions.
- **November 13, 2025**
 - County seat vacant.
 - Matt Durham and Glenn Hart attended as guests.
 - Durham and Hart received updates and indicated a new representative would be appointed.
- **December 11, 2025**
 - Glenn Hart present.
 - Stated: "I wouldn't be here if Oconee County didn't support the resolution," but noted he could not commit County positions without Council consultation.
 - Also stated that his council told him to "come here and nod yes or no and keep my mouth shut."
- **February 12, 2026**
 - Glenn Hart participated actively.
 - Asked liability questions related to consolidation and committed to bringing the resolution before County Council.
- **March 12, 2026**
 - Glenn Hart attended with Stewart Jones and Matt Durham.
 - County remained engaged, although facilitator one-on-one meetings had still not occurred.



AD HOC RECONSTITUTION COMMITTEE

- **April 9, 2026**
 - Glenn Hart present.
 - Facilitators reported multiple emails and phone calls to Oconee County had gone unanswered for scheduling purposes. County was asked to clarify long-term participation and to schedule a meeting with facilitators.
- **May 14, 2026**
 - Glenn Hart present.
 - Quarterly report documented County adoption of support resolution on March 3, 2026. Facilitators reported they still had not completed their one-on-one meeting with County leadership.
- **August 13, 2026**
 - County representative absent.
 - Raftelis reported no County information had been received. OJRSA reported County rejected its share of study costs and discussed possible removal from future reconstitution ad hoc committee participation

Executive synthesis: The participation record reflects initial County engagement, a temporary vacancy, renewed but qualified participation by Council representation, and then a late-stage breakdown marked by Oconee County's lack of response to facilitator outreach, incomplete data coordination, and rejection of study cost sharing. Other Board members expressed concern and frustration with the County's change in participation, which led to discussion of removing the County from future reconstitution ad hoc committee participation.

More detailed summaries of each meeting, with notes focusing on County participation, can be found on the following pages.



AD HOC RECONSTITUTION COMMITTEE

August 14, 2025

County Representative: Amanda Brock (Oconee County) - Present.

Participation Summary: Amanda Brock actively participated throughout the meeting.

Major Contributions

Support Resolution

- Noted that County Attorney David Root would likely review the proposed resolution.
- Discussed possible revisions and standardization of resolution language.
- Confirmed that the proposed October 13, 2025 deadline was achievable for Oconee County.

Committee Structure

- Questioned whether committee membership reflected recommendations previously made by the Ad Hoc Feasibility Committee.
- Asked whether board representation had changed from the original recommendation.

Timeline

- Expressed concern regarding Oconee County's limited technical valuation information.
- Suggested she may abstain from certain votes because of limited County technical data.

Financial Evaluation

- Stated County Council appreciated the level of activity and discussion surrounding potential changes.
- Anticipated numerous future questions from County Council regarding reconstitution.

Legislative Changes

- Stated Oconee County was generally comfortable with proposed legislative changes and wanted the process to continue.



AD HOC RECONSTITUTION COMMITTEE

September 11, 2025

County Representative: Amanda Brock (Oconee County) - Present via Microsoft Teams.

Participation Summary: Active participant and one of the primary contributors during discussion of County-related issues.

Major Contributions

Property Tax Audits

- Explained County reassessment procedures and annual tax review process.
- Clarified how agricultural property classifications are monitored.

County Ordinances

- Explained County Attorney David Root's concerns regarding removal of historic sewer ordinance language.
- Noted County does not regulate sewer service because OJRSA serves that role.
- Agreed to discuss possible notations with the County Attorney.

Septic System Data

- Provided information regarding Friends of Lake Keowee Society and other organizations tracking septic failures.

Support Resolution

- Reported County questions included:
 - How reconstitution would function.
 - Cost impacts.
 - Future rates.
 - Equity between users.
 - Future infrastructure responsibilities.

"The questions included: how this is going to work, how much it will cost, what the rates will be, will the rates be equitable across the county, will there be zones, how will future infrastructure be considered, and how the cost right now will affect the County."



AD HOC RECONSTITUTION COMMITTEE

October 9, 2025

County Representative: Amanda Brock - Absent.

Participation Summary: No direct participation.

County-Related Discussion

- County ordinance update discussed.
- County questions had been incorporated into the reconstitution Q&A document.

DRAFT



AD HOC RECONSTITUTION COMMITTEE

November 13, 2025

County Representation: County seat vacant.

County Officials Present

- Matt Durham, County Council Chairman.
- Glenn Hart, County Councilman.

Participation Summary: County leadership attended despite vacant committee seat.

Major Contributions

- Durham reported meeting with OJRSA staff and receiving project updates.
- Requested copies of project materials.
- Reported County intended to appoint a new committee representative.



AD HOC RECONSTITUTION COMMITTEE

December 11, 2025

County Representative: Glenn Hart - Present. First meeting as County representative.

Participation Summary: Moderate participation.

Major Contributions

"I wouldn't be here if Oconee County didn't support the resolution."

However, Hart qualified the statement by noting:

"I cannot make any decisions without talking to the other council members first."

Issues Identified

- Resolution still had not been approved by County Council.
- Hart stated he had not yet received the latest version of the resolution.



AD HOC RECONSTITUTION COMMITTEE

February 12, 2026

County Representative: Glenn Hart - Present.

Participation Summary: Active participant.

Major Contributions

Liability Discussion

Asked significant questions regarding:

- Liability transfer.
- Sewer backup claims.
- Potential impacts on taxpayers after consolidation.

Support Resolution

Committee members expressed concern over County inaction on the resolution.

"there is still no written resolution from Oconee County that they want to participate."

Hart stated:

"there is a council meeting Tuesday night, and he will have it discussed during an Executive Session and will bring it back to this committee at its next meeting."

He later reported the resolution had been added to the upcoming County Council agenda.



AD HOC RECONSTITUTION COMMITTEE

March 12, 2026

County Representative: Glenn Hart - Present.

Additional County Officials Present

- Stewart Jones, County Administrator.
- Matt Durham, County Council.

Participation Summary: High level of County participation.

Major Contributions

- Participated in discussions regarding governance options.
- Requested recognition of County attendees.
- Asked questions regarding valuation studies.
- Participated in discussions regarding future structure options.

Notable Issue

Facilitators reported every entity had completed one-on-one meetings except Oconee County.



AD HOC RECONSTITUTION COMMITTEE

April 9, 2026

County Representative: Glenn Hart - Present.

Participation Summary: Moderate participation.

Significant Issue: Facilitators documented difficulty scheduling County meetings.

Facilitator Katherine Amidon has "tried through multiple emails and phone calls to request availability with Oconee County and has not gotten a response."

Angie Mettlen asked: "if Oconee County is going to stay in or not."

Hart suggested facilitators request an Executive Session with County Council but did not directly answer the question.



AD HOC RECONSTITUTION COMMITTEE

May 14, 2026

County Representative: Glenn Hart - Present.

Participation Summary: Limited.

Major Development: Quarterly report documented "Oconee County – March 3, 2026" as the date the County adopted the support resolution.

Continuing Issue

Facilitators reported "still has not yet met with Oconee County." Despite resolution adoption, the one-on-one County meeting remained outstanding.

DRAFT



AD HOC RECONSTITUTION COMMITTEE

August 13, 2026

County Representative: Glenn Hart - Absent.

Participation Summary: No participation.

Significant Issues Raised

Data Requests

Raftelis reported: "they have not received any information from Oconee County at this point and are moving forward with what the info they have."

Cost Sharing

Lawrence Flynn reported "Oconee County has rejected their share of the cost."

OJRSA Board Action

OJRSA board voted to send a letter advising that if the County remained unwilling to participate and fund studies:

- County would lose voting rights on the committee.
- County would be removed from consideration for membership on a reconstituted authority.

Kevin Bronson stated: "Oconee County wanted a seat on the board for a long time, and now that they have the opportunity, they don't want it anymore."



RESOLUTION 2026-05

Adoption of Leak Adjustment Policy

A RESOLUTION APPROVING A LEAK ADJUSTMENT POLICY OF OCONEE JOINT REGIONAL SEWER AUTHORITY, SOUTH CAROLINA, AND INCORPORATING THE SAME INTO THE SCHEDULE OF FEES; AND OTHER MATTERS RELATED THERETO.

NOW, THEREFORE, BE IT RESOLVED by the Oconee Joint Regional Sewer Authority Commission (the "Commission"), as the governing body of the Oconee Joint Regional Sewer Authority, South Carolina ("OJRSA") in a meeting duly assembled as follows:

Section 1 Findings. The Commission hereby makes the following findings of fact in connection with the adoption of this resolution (this "Resolution"):

- A. OJRSA was established pursuant to Title 6, Chapter 25 of the Code of Laws of South Carolina 1976, as amended (the "Act") by its three member-municipalities: the City of Seneca, the City of Walhalla, and the City of Westminster under the terms of an Intergovernmental Agreement dated October 31, 2007 (the "Agreement").
- B. Pursuant to the Act and the Agreement, the Commission is tasked with the governance of joint regional sewer system (the "System") owned and operated by OJRSA, including the establishment of the rates, fees, and charges for sewer service and the adoption of policies governing the System.
- C. The Commission has determined that it is in the best interest of OJRSA to adopt a formal Leak Adjustment Policy (the "Policy"). The Commission believes that the Policy establishes a fair and consistent method for adjusting sewer charges attributable to qualifying water leaks that do not result in additional wastewater treatment or conveyance costs to OJRSA.

Section 2 Approval. In accordance with the findings above, the Commission hereby approves the Policy, which shall be codified as new Section 7.2 of the OJRSA Schedule of Fees. A copy of the Policy is attached hereto as Exhibit A and incorporated herein by reference.

Section 3 Effective Date. The Policy shall become effective immediately upon the approval of this Resolution. Any prior resolutions, policies, procedures, or other directives that conflict or are inconsistent with this Resolution or the Policy are hereby repealed to the extent of the conflict or inconsistency. If any conflicting or inconsistent provision is not severable from the document in which it appears, such document shall be deemed repealed only to the extent necessary to give full force and effect to this Resolution and the Policy.

DONE AND ADOPTED by the Oconee Joint Regional Sewer Authority Board of Commissioners, Seneca, South Carolina on this 14th day of September 2026.

Kevin Bronson, Chair

OJRSA Board of Commissioners

Attest: _____

Lynn Stephens, Secretary/Treasurer

OJRSA Board of Commissioners -and-
OJRSA Office Manager

Approved as to form:

Lawrence Flynn, OJRSA Attorney

Date: _____

<seal>

Exhibit A**SCHEDULE OF FEES SECTION 7.2****LEAK ADJUSTMENT POLICY**

Section 1. Purpose; Eligibility. The purpose of this policy is to provide a fair and consistent method for adjusting sewer charges attributable to qualifying water leaks that do not result in additional wastewater treatment or conveyance costs to the OJRSA. Because sewer charges are generally calculated based upon metered water consumption, a qualifying leak may result in sewer charges being assessed for water that did not enter the sanitary sewer system and therefore did not require collection, conveyance, or treatment by OJRSA (e.g., toilet leaks; running toilets; leaking faucets, fixtures, or plumbing located inside or outside of a structure where the water enters the OJRSA system).

Section 2. Wholesale Customers. For Wholesale Service Area customers served whose retail sewer service is provided by Member City or the Town of West Union (collectively, the “Retail Sewer Providers”), OJRSA shall follow and apply the leak adjustment policy and determination made by the applicable Retail Sewer Provider. Any leak adjustment approved by the Retail Sewer Provider shall be recognized by OJRSA for purposes of calculating and applying the corresponding wholesale sewer charge adjustment.

Section 3. Retail Customers. For customers receiving sewer service directly from OJRSA in the Retail Service Area, a written leak adjustment request (a “Leak Request”) shall be submitted in writing to OJRSA and shall include: (1) the customer account number; (2) a description of the leak; (3) the date the leak was discovered; (4) the date the leak was repaired; and (5) documentation demonstrating repair of the leak, including invoices, receipts, photographs, contractor statements, or other evidence acceptable to OJRSA. Requests must be submitted within ninety (90) days following repair of the leak unless otherwise approved by OJRSA.

If a Leak Request is approved, OJRSA shall calculate the adjustment based upon the estimated volume of water attributable to the qualifying leak that did not enter the OJRSA system. The adjustment shall apply only to sewer charges. Water charges, fees, penalties, or other charges imposed by a water provider shall not be adjusted by OJRSA. The determination of the adjustment amount shall be made by OJRSA based upon a running average of four (4) months of historical usage, not including the leak period, and any other information deemed relevant by OJRSA.

OJRSA shall review each complete Leak Request and issue a determination as promptly as possible, but which will generally occur within twenty-one (21) calendar days of OJRSA’s receipt of the Leak Request. If OJRSA determines that additional time is reasonably necessary to complete its review, OJRSA shall notify the requester in writing before the twenty-first (21st) calendar day, stating the reason for the delay and providing an estimated date of determination. If a Leak Request is denied in whole or in part, OJRSA shall provide written notice of the determination. Approved leak adjustments shall be applied as a credit to the customer's account and reflected on one or more subsequent bills. If the customer account has been closed and a credit cannot reasonably be applied, OJRSA shall issue a refund check for the approved adjustment amount within fourteen (14) calendar days following approval of the request.

Section 4. Frequency Limitation.

- A. Wholesale Customers – A wholesale customer shall be eligible for leak adjustments in accordance with policies of the applicable Retail Service Provider.
- B. Retail Customers – A retail customer shall be eligible to receive no more than one (1) leak adjustment during any two (2) year period, measured from the date of approval of the previous leak adjustment. OJRSA, acting through its governing board, reserves the right to waive this limitation in extraordinary circumstances upon a finding that strict application of this provision would be inequitable.



Oconee Joint Regional Sewer Authority

623 Return Church Road
Seneca, South Carolina 29678
Phone (864) 972-3900
www.ojrsa.org

Competitive Sealed Bids (RFB)

RFB Project Name & Number: #2027-04 CCTV Inspection and Cleaning: CMOM Year 5 RFB

Is Local Vendor Preference an Option for Project? ☒ Yes ☐ No Account Coding: 601-02430

Bidder Name	Base Bid Amount (\$)	Included All Required Items?	Local Vendor Info Included?	✓ Low Bid
<i>Envirowaste Service Corp</i>	<i>348,188.50</i>	☒ Yes ☐ No	☐ Yes ☒ No ☐ N/A	
<i>Atlantic Pipe Service</i>	<i>451,620.50</i>	☒ Yes ☐ No	☐ Yes ☒ No ☐ N/A	
<i>Secure Sewer</i>	<i>142,688.90</i>	☒ Yes ☐ No	☐ Yes ☒ No ☐ N/A	✓
<i>Sanders Brothers Const</i>	<i>499,855.93</i>	☒ Yes ☐ No	☐ Yes ☒ No ☐ N/A	
<i>Taplin Group</i>	<i>164,496.54</i>	☒ Yes ☐ No	☐ Yes ☒ No ☐ N/A	
		☐ Yes ☐ No	☐ Yes ☐ No ☐ N/A	
		☐ Yes ☐ No	☐ Yes ☐ No ☐ N/A	
		☐ Yes ☐ No	☐ Yes ☐ No ☐ N/A	
		☐ Yes ☐ No	☐ Yes ☐ No ☐ N/A	
		☐ Yes ☐ No	☐ Yes ☐ No ☐ N/A	
		☐ Yes ☐ No	☐ Yes ☐ No ☐ N/A	
		☐ Yes ☐ No	☐ Yes ☐ No ☐ N/A	
		☐ Yes ☐ No	☐ Yes ☐ No ☐ N/A	
		☐ Yes ☐ No	☐ Yes ☐ No ☐ N/A	
		☐ Yes ☐ No	☐ Yes ☐ No ☐ N/A	
		☐ Yes ☐ No	☐ Yes ☐ No ☐ N/A	
		☐ Yes ☐ No	☐ Yes ☐ No ☐ N/A	

OJRSA staff present when bids are opened and presented (there must be at least three members present):

OJRSA Witness #1

Print:

Signature:

Chris Eleazer
[Signature]

OJRSA Witness #2

Kyle Lindsay
[Signature]

OJRSA Witness #3

Michael Maclean
[Signature]

Additional Notes (if necessary):



OCONEE JOINT REGIONAL SEWER AUTHORITY
Department of Administration and Finance

RFB/RFP/RFQ Receipt Documentation

Project Name: #2027-04 CCTV Inspection and Cleaning: CMOM Year 5 RFB

Due Date: August 26, 2026 Time: 14:00

Sheet Number 1 of 1

[illegible]

Attachment A – Project #2027-04 CCTV/Inspection/Cleaning Unit Cost Sheet

Submitting Company Name: Secure Sewer & Service

Address: P.O. Box 753, Pleasant Grove, AL 35127

Phone: 205-847-8544

Services to provide per the project:

Description and Bid Unit Price	Quantity (approx. LF)	Cost/Unit (\$)	Unit Subtotal (\$)
8" sewer cleaning and CCTV inspection	6,584	\$ 2.90 /ft	\$ 19,093.60
10" sewer cleaning and CCTV inspection	6,599	\$ 2.95 /ft	\$ 19,467.05
12" sewer cleaning and CCTV inspection	10,138	\$ 3.00 /ft	\$ 30,414.00
15" sewer cleaning and CCTV inspection	3,412	\$ 4.75 /ft	\$ 16,207.00
16" sewer cleaning and CCTV inspection	233	\$ 4.75 /ft	\$ 1,106.75
18" sewer cleaning and CCTV inspection	7,120	\$ 6.25 /ft	\$ 44,500.00
20" sewer cleaning and CCTV inspection	101	\$ 6.50 /ft	\$ 656.50
21" sewer cleaning and CCTV inspection	1,076	\$ 6.50 /ft	\$ 6,994.00
City of Seneca Business License Fee <u>SHALL NOT INCLUDE MARKUP/OVERHEAD CHARGES</u>	One Time	\$ 250.00	\$ 250.00
Mobilization	One Time	\$ 4,000	\$ 4,000.00

TOTAL BID PRICE (\$) WITHOUT HEAVY CLEANING: \$ 142,688.90

The amount below shall be considered a part of the project and shall be included in the agreement to be funded as Owner's Contingency.

Additional Services (as necessary and approved by OJRSA)	Max Quantity (up to 20% of above total LF)	Cost/Unit (\$)	Unit Subtotal (\$)
Heavy cleaning 8" to 16"	5,393	\$ 2.50 /ft	\$ 13,482.50
Heavy cleaning 18" to 24"	1,668	\$ 3.50 /ft	\$ 5,838.00

TOTAL MAXIMUM OWNER'S CONTINGENCY DUE TO POSSIBLE HEAVY CLEANING: \$ 19,320.50

BID ALTERNATE: OJRSA may request these services from the low bidder if funding is available.

Manhole Inspection and Evaluation (if approved by OJRSA)	Number of Manholes	Cost/Manhole (\$)	TOTAL (\$)
Perform NASSCO MACP Level 2 inspection	160	\$ 125 /ft	\$ 20,000.00

PACP/MACP Software name utilized by Contractor: PipeTech

Company has the following equipment that is available to perform work described within RFB:

2008 Ford Cues CCTV Truck, 2006 Ford Cues CCTV Truck, 2019 Polaris UTV Cues Off-Road Unit,

2008 Sterling Vacon Jetter Combo Truck, 2000 International Vacon Jetter Combo Truck, Cues Pole Camera

Reference #1 (Mandatory – Must Be Applicable Experience to this RFB) (No Duplicate References)

Company Name: Oconee Joint Regional Sewer Authority Calendar Year(s) Work Performed: 2024

Contact Name: Kyle Lindsay Phone: 864-973-1016 Email: kyle.lindsay@ojrsa.org

Reference #2 (Mandatory – Must Be Applicable Experience to this RFB) (No Duplicate References)

Company Name: Woolpert, Inc. Calendar Year(s) Work Performed: 2017-2025

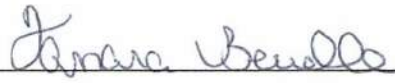
Contact Name: Richard Washington Phone: 803-622-7395 Email: richard.washington@woolpert.com

Complete following page

Reference #3 (Mandatory – Must Be Applicable Experience to this RFB) (No Duplicate References)

Company Name: Ranger Environmental Services, LLC Calendar Year(s) Work Performed: 2024-2025
Contact Name: Dewey Lee Phone: 205-767-6458 Email: DLee@rangerenv.us

By my signature below, I confirm that I have read and understand all information contained in the OJRSA Project #2027-04 INSPECTION AND CLEANING OF GRAVITY SANITARY SEWER PIPELINES OJRSA CMOM YEAR 5 RFB. I also confirm this bid represents the submittal on behalf of my employer/company and that I am authorized to sign on the company's behalf.

Signature:  Date: 8/24/26
Name (Print): Tamara Bevelle Email: securesewer@charter.net
Title: President



GRAYBILL, LANSCH & VINZANI, LLC

REPLY TO:

Ryan W. Newton

E-Mail: rnewton@glvlawfirm.com
Writer's Direct Dial: (803) 404-5709
Direct Fax: (803) 404-5701

September 10, 2026

VIA ELECTRONIC MAIL

Oconee Joint Regional Sewer Authority
Attn: **Christopher Eleazer, MPA | Executive Director**
623 Return Church Road
Seneca, South Carolina 29678
Email: chris.eleazer@ojrsa.org

Re: Electric Line Right of Way Agreement by and between Blue Ridge Electric
Cooperative, Inc. and Oconee Joint Regional Sewer Authority ("Easement");
Our file no. 3208.0000

Dear Chris:

Our firm is a commercial real estate law firm and I have been practicing commercial real estate law for 20 years and have experience negotiating utility related documents such as the Easement.

Our firm was engaged by Oconee Joint Regional Sewer Authority ("OJRSA") to review the above referenced Easement. We have reviewed and negotiated the Easement working with you on behalf of OJRSA and the version of the Easement attached hereto is, in my opinion, fair, reasonable and enforceable to OJRSA.

Please let us know if you have any questions or need anything further,

Very truly yours,

GRAYBILL, LANSCH & VINZANI, LLC

A handwritten signature in black ink that reads "Ryan Newton".

Ryan W. Newton

Attachment

S/O # N/A
 ACCT #: 25541
 JOB # 909746
 DATE: _____

ELECTRIC LINE RIGHT OF WAY EASEMENT

STATE OF SOUTH CAROLINA }
 }
 COUNTY OF OCONEE }
 }

Map No. _____
 Tax Map _____

KNOW ALL MEN BY THESE PRESENTS, that we, the undersigned, (whether one or more) _____

OCONEE JOINT REGIONAL SEWER AUTHORITY, Executive Director – Chris Eleazer

and its/my/our heirs, successors and assigns (hereinafter referred to as “Grantor”) for good and valuable consideration from Blue Ridge Electric Cooperative, Inc., whose principal office is located in Pickens, South Carolina (hereinafter called the “Cooperative”), the receipt of which is hereby acknowledged, do hereby grant unto the Cooperative, its’ successors, lessees and assigns, the perpetual, non-exclusive right, privilege, and easement:

1. To go upon the tract of land of the Grantor, containing 124.63 acres, more or less, on Road(s) 623 RETURN CHURCH ROAD, situated about 0.25 miles in the SOUTH direction from the town of SENECA, and being bounded by lands of NEW HORIZON ELECTRIC COOPERATIVE, INC., POORE PAM HOLBROOKS DUBOSE and PERRY AUSTIN C AND ASHLEY NERICK T.
2. To construct, reconstruct, locate, relocate, operate, maintain and repair in, upon, over, under and through said land, within the right-of-way strip such poles, structures, overhead and underground wires and other necessary fixtures, apparatuses and appliances, electrical distribution lines or systems, and any support structures and anchors located outside the right-of-way strip, for the purpose of distributing electricity by one or more circuits and of carrying wires of the Cooperative or any lessee thereof.
 The right-of-way strip is defined as: twenty feet on each side of the centerline of any overhead primary facilities, eight feet on each side of where only underground facilities are installed, and five feet on each side where only overhead service facilities are necessary;
3. To enter upon said land at any time for the purpose of inspecting said lines and facilities and making necessary repairs and alterations thereof;
4. To make such changes, alterations and substitutions in said lines, facilities or structures from time to time as the Cooperative deems advisable or expedient;
5. To keep and maintain, as the Cooperative deems necessary, a right-of-way clear of all structures, trees, stumps, roots, shrubbery and undergrowth along said lines, facilities or structures for a space of up to the right-of-way widths listed in Item 2;
6. If an overhead line is constructed, to trim or remove and to keep trimmed or removed dead, diseased, weak or leaning trees or limbs outside of the right-of-way strip which, in the opinion of Grantee, might interfere with or fall upon the electric or communication facilities within the right-of-way strip.
7. To implement the following provisions: The location of the facilities granted by this easement are limited to the facilities
identified on Exhibit A hereto, and replacements of the same.

The Grantor agrees that all lines, facilities, structures and related apparatuses and appliances installed on or in the above-described land by the Cooperative or its representative(s) shall be and remain the property of the Cooperative, removable or replaceable at its option; and that the Grantor will not construct any structure within said right-of-way. The Grantor agrees that no wells shall be dug on said strip, that no septic tank, absorption pits, or underground storage tanks shall be placed on said strip, that no building or other structures shall be erected thereon; and that said strip shall

not be used for burial grounds; provided, however, that Grantor may use the surface of the right-of-way strip for intermittent or transient uses (e.g., parking) that would not conflict or interfere with Cooperative's uses of same as contemplated hereby.

The Cooperative agrees that in locating or relocating and installing its structures and anchors, it will endeavor to take advantage of roadways, streets, ditches, hedgerows, etc., so as to cause the least interference to the Grantor's said land; and that if, in the construction of said lines, facilities or structures, any injury is necessarily done to crops, fences, bridges or roads, it will repair or replace such fences, bridges or roads, and will pay the Grantor for injury to such crops.

TO HAVE AND TO HOLD the aforesaid rights, privileges and easement unto the Cooperative, its successors and assigns, forever.

The Grantor covenants that he is the owner of the above-described lands.

IN WITNESS WHEREOF, Grantor has set his hand(s) and seal(s) this ____ day of September, 2026.

Signed, sealed and delivered in the presence of:

OCONEE JOINT REGIONAL SEWER
AUTHORITY

Witness Signature

By: _____

Print: _____

Print Witness Name

Title: _____

Notary Signature

Print Notary Name

STATE OF SOUTH CAROLINA }
COUNTY OF OCONEE }

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this ____ day of September, 2026 by _____

[NAME], _____ [TITLE] of Oconee Joint Regional Sewer Authority.

(L.S.)

Notary Public for the State of South Carolina

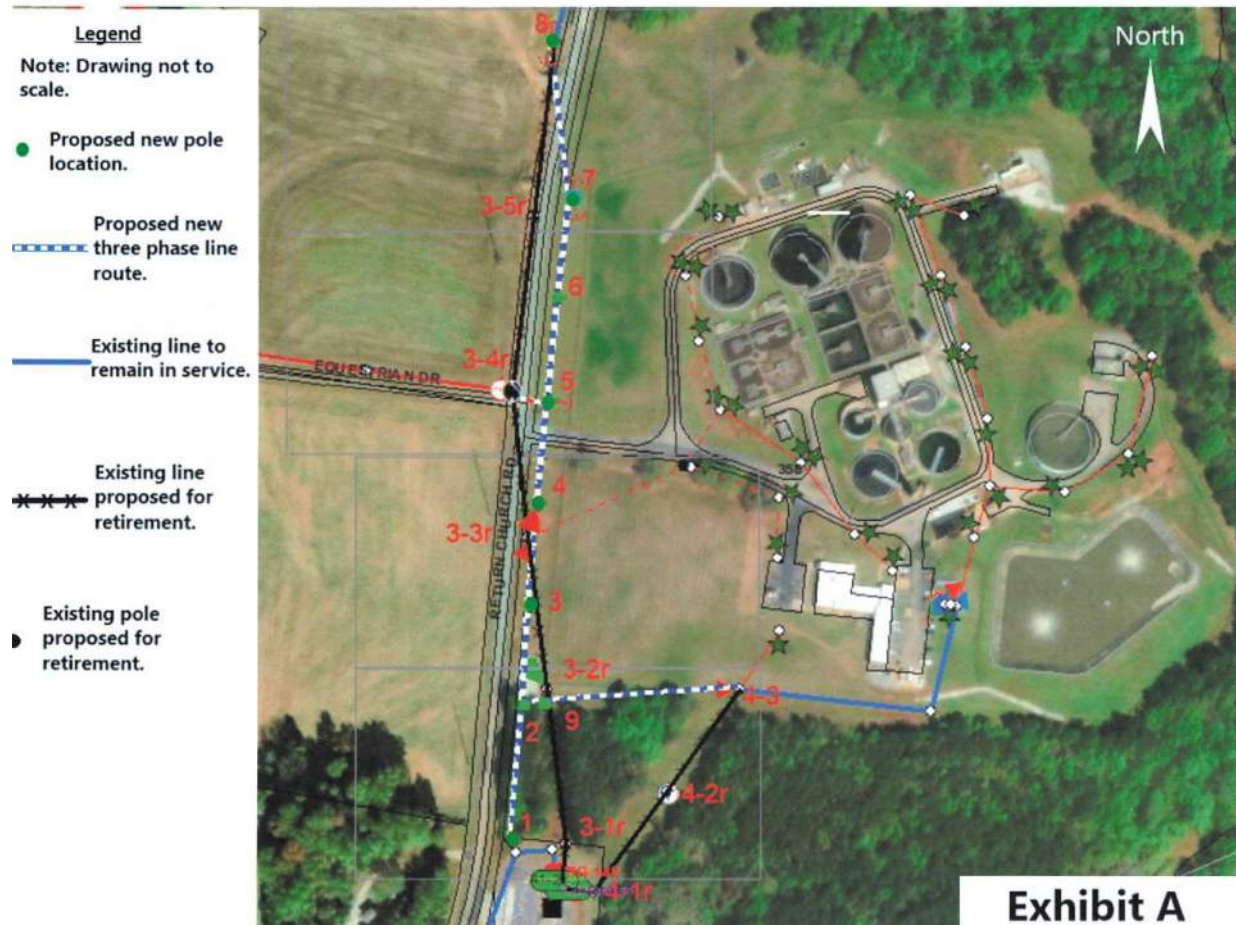
Print Name: _____

My Commission Expires: _____

[AFFIX NOTARIAL SEAL OR STAMP]

EXHIBIT A

Description of Facilities





OJRSA Committee Assignments

Prior to September 1, 2026

Chair: Kevin Bronson

Vice Chair: Scott Moulder

Secretary/Treasurer: Lynn Stephens

Executive*

Kevin Bronson, Chair	Westminster
Scott Moulder	Seneca
Celia Myers	Walhalla

Finance & Administration

Celia Myers, Chair	Walhalla
Marty McKee	Seneca
Scott Parris	Westminster
Josh Riches	Seneca

Operations & Planning

Scott Moulder, Chair	Seneca
David Dial	Walhalla / Westminster
Scott McLane	Seneca
Zane Thompson	Walhalla

September 14, 2026 Assignments

Executive*

Kevin Bronson, Chair	Westminster
Scott Moulder	Seneca

Finance & Administration

Marty McKee	Seneca
Scott Parris	Westminster
Josh Riches	Seneca

Operations & Planning

Scott Moulder, Chair	Seneca
David Dial	Walhalla / Westminster
Scott McLane	Seneca
Zane Thompson	Walhalla

* The following Board/Committee Chairs serve on the OJRSA Executive Committee: (1) Board of Commissioners, (2) Finance & Administration Committee, and (3) Operations & Planning Committee.



Secretary/Treasurer's Report for Board of Commissioners

Prepared for the September 14, 2026 OJRSA Board of Commissioners Meeting

Cash and investment information stated herein come from bank and other financial records as of: August 31, 2026

UNRESTRICTED FUNDS CASH AND INVESTMENTS SUMMARY

Account/Fund Name	Cash (\$)	Investments (\$)	Total (\$)
Wholesale Operations & Maintenance (O&M)	949,647	2,450,000	3,399,647
Retail Operations & Maintenance (RO&M)	1,032,705	0	1,032,705
TOTAL UNRESTRICTED FUNDS	1,982,352	2,450,000	4,432,352

RESTRICTED FUNDS CASH AND INVESTMENTS SUMMARY

Account/Fund Name	Cash (\$)	Investments (\$)	Total (\$)
Capital Projects Fund (CPF)	1,631,191	980,000	2,611,191
Wholesale Impact Fund (WIF)	447,916	7,595,000	8,042,916
Retail Impact Fund (RIF)	3,400	0	3,400
TOTAL RESTRICTED FUNDS	2,082,507	8,575,000	10,657,507

Combined Total for All Funds

Cash **4,064,859**

Investments **11,025,000**

Combined **15,089,859**

Account Notes:

\$923,492.08 was deposited into the RO&M account from SC Treasurer for SCIIP funds. This money to be transferred to the CPF account, which is for grant projects. (SC Treasurer will only deposit to one of our accounts.)

DAYS CASH ON HAND

Financial & Accounting Policy Section 2.10(H) states the minimum balances established for OJRSA Wholesale O&M and Retail O&M funds are 120 Days Operating Cash on Hand.

$$\text{Formula for Cash on Hand} = \frac{\text{Cash} + \text{Cash Equivalents}}{(\text{Annual Operating Expense} - \text{Depreciation}) \div 365 \text{ Days}}$$

	Cash on Hand (Days)	Annual Operating Expense minus Depreciation (\$)	Budget Amended During Fiscal Year?
O&M Fund	186.4	6,657,488	X NO YES
RO&M Fund	28.2	13,390,177	X NO YES

INDEPENDENT RECONCILIATION OF ACCOUNTS

All transactions for all funds have been satisfactorily reconciled by an independent accounting firm for the month of July 2026 (mark with an "X" on appropriate line): X YES NO See attached document(s) from accountant.

Reconciliation Notes:

See next page for more information

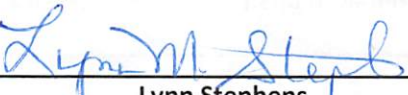
INVESTMENTS UPDATE

Maturing Investment	%age Rate	Fund Code	Maturity Date	Amount (\$)	To Be Reinvested?	
Safra National	3.95	WIF	10/1/2026	245,000.00	X YES	NO
People's Bank	4.15	O&M	10/5/2026	245,000.00	X YES	NO
Old Dominion	3.95	WIF	10/6/2026	245,000.00	X YES	NO
					YES	NO
					YES	NO
					YES	NO
					YES	NO
					YES	NO
					YES	NO
					YES	NO
					YES	NO
					YES	NO
					YES	NO

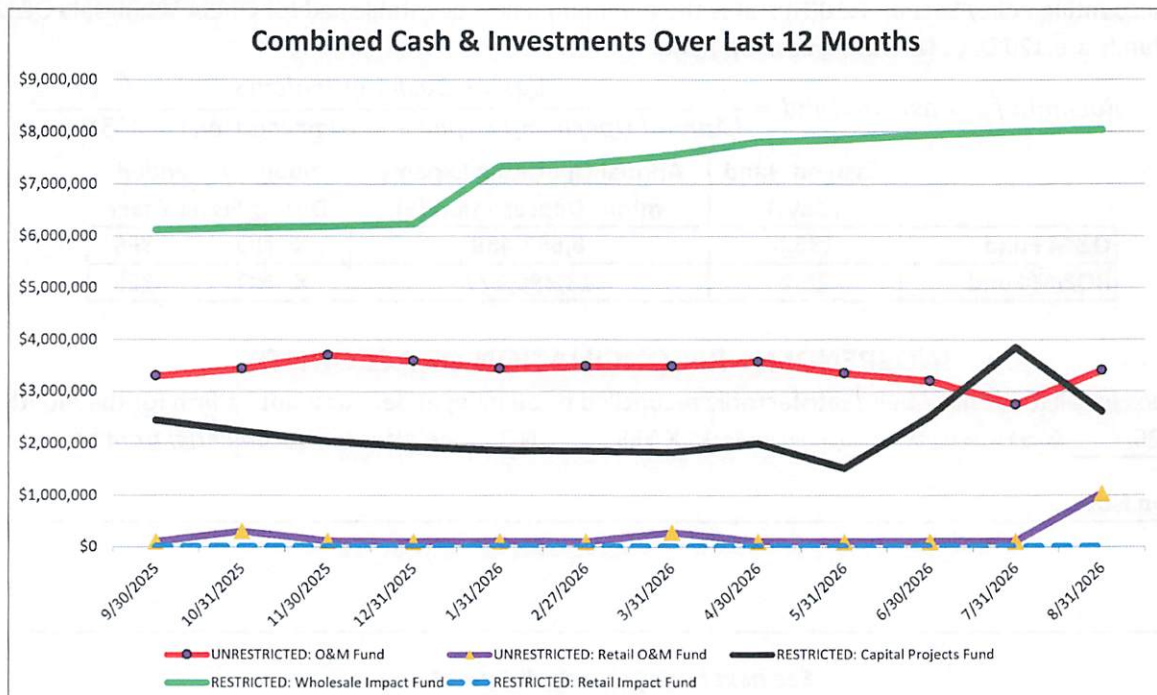
Investment Notes:

See additional sheets for investment information and trends

By my signature, to the best of my knowledge, I certify this report is accurate.


Lynn Stephens

OJRSA Secretary/Treasurer





Greene Finney Cauley, LLP

CERTIFIED PUBLIC ACCOUNTANTS & ADVISORS

August 14, 2026

Lynn Stephens
Oconee Joint Regional Sewer Authority
623 Return Church Road
Seneca, SC 29678

Re: Bank Reconciliations for OJRSA July 2026

Dear Lynn,

We have completed and reviewed the bank reconciliations for July 2026 for the following accounts:

- Retail Impact Fund Account
- Retail OPS & Maintenance Account
- Projects & Contingency Fund
- Wholesale OPS & Maintenance Account
- Wholesale Impact Fund Account

For the reconciliations completed and reviewed, we noted no discrepancies from the bank reconciliations comparing the bank statement balances and the general ledger balances. The Retail Impact Fund Account had no activity and thus no reconciliation printed from your system. Screen shots were attached showing ending balances. Please find a copy of the bank reconciliations attached.

Please let me know if you have any questions,
Sincerely,

Kevin Tomas, CPA
Partner
Greene Finney Cauley, LLP
Mauldin, SC



Operations & Planning Committee Meeting

OJRSA Operations & Administration Building

Lamar Bailes Board Room

September 17, 2026 at 8:30 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** – Scott Moulder, Committee Chair
- B. Public Session** – Members of the public intending to speak must register with their name and address prior to participating. This session is for comments related to topics on this agenda and is limited to a maximum of 30 minutes total, with each speaker allotted no more than 5 minutes.
- 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 and Kyle Lindsay, Operations Director
 - 2. Consider acceptance of additional flow at Davis Creek Road pump stations to serve Core Transformers project – Chris Eleazer, Director
 - 3. Receive and discuss BLE Odor Investigation Report in response to complaints received from Cross Creek Plantation (Exhibit B) – Chris Eleazer, Director and Kyle Lindsay, Operations 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 Scott Moulder, 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. Adjourn**

Upcoming Meetings

All meetings to be held in the Lamar Bailes Board Room unless noted otherwise.

- Finance & Administration Committee – September 22, 2026 at 9:00 AM
- Board of Commissioners – October 5, 2026 at 4:00 PM
- Reconstitution Committee and Executive Committee – October 8, 2026 at 9:00 AM
- Operations & Planning Committee – October 15, 2026 at 8:30 AM

					O&M PROJECT MILESTONES						
Row #	FY 2027 O&M Project <i>(Proj Mgr)</i> CANNOT CARRY OVER TO NEXT FISCAL YEAR WITHOUT BUDGET APPROVAL	Approx % Complete	Anticipated Completion	PO/Contract Amount (\$)	Bids/Rfq/etc. Issue/Advertised	Req/Contract Signed	Started Work	Completed	Obligated/ Spent (\$)	Budget Remaining (\$)	GL Code <i>(XXXXX = get from Office Mgr)</i>
1	Consent Order 21-025-W Project: Biannual Compliance Report <i>(CE)</i>	0%	Due each 5/11 and 11/10	N/A or TBD	Internal Project	Internal Project	N/A		0	0	N/A
2	Agency Reconstitution (Sewer Feasibility Implementation) <i>(Board, Others)</i>	N/A	TBD	N/A or TBD	N/A	N/A	7/15/2025		0	0	N/A
3	Completion of Development Guide <i>(AM)</i>	20%	6/30/2027	N/A or TBD	Internal Project	Internal Project	9/10/2024		0	0	N/A
4	Development Policy Revision <i>(CE)</i>	91%	10/6/2025	N/A or TBD	Internal Project	Internal Project	9/24/2024		0	0	N/A
5	NPDES Aluminum and Mercury Sampling Plan Development and Implementation <i>(JM, KL)</i>	95%	7/31/2026 Waiting on SCDES	27,855	Prof Svcs	NPDES: 8/22/22 PAA: 8/1/22	NPDES: 7/1/22 PAA: 8/2/22	NPDES: 10/31/25 PAA: 10/28/25	20,500	7,355	WRF: Prof Svcs 701-02430
6	Project #2026-08 Final Clarifier #3 Rehabilitation/ Repair <i>(KL, JM)</i>	10%	6/30/2026 1/8/2027	630,920	Equip: 11/7/2025 Install: 2/6/2026	Equip: 12/1/2025 Install: 4/10/2026	8/25/2026		374,017	256,903	WRF: R&M 701-03000
7	Project #2026-01 & #2027-01 CMMS/Permitting & Financial Software System Upgrade <i>(CE)</i>	12%	6/30/2026	111,500	CMMS: 7/3/2025 Fin: 6/8/2026	CMMS: 12/1/2025 Fin: 9/9/2026	CMMS: 1/9/2026 Fin: _____	CMMS: 6/30/2026 Fin: _____	41,733	69,767	Admin Services 501-02420
8	Project #2027-03 Pump Station Equipment Installation Projects <i>(EP, KL)</i>	1%	6/12/2027	N/A or TBD	7/28/2026				0	0	Con Sys: R&M Two PSs 601-05XXX
9	Project #2027-04 CMOM Year 5 CCTV <i>(KL, MM)</i>	1%	3/31/2027	N/A or TBD	7/9/2026				0	0	Con Sys: Prof Svcs 601-02430
10	Project #2027-05 Martin Creek Force Main Assessment Due to Breaks <i>(KL, JW)</i>	1%	5/31/2027	N/A or TBD	Prof Svcs	N/A	N/A	N/A	0	0	Con Sys: R&M COS-PS 601-05030
11	Project #2027-06 Repair/Replacement of Solids and Metal Building Roofs and Exteriors <i>(JM, KL)</i>	3%	5/31/2027	15,750	Design: Prof Svcs Const: EST 12/2/2026	Design: 8/12/2026 Const: EST 1/11/2027	Design: 8/12/2026 Const: _____	Design: _____ Const: _____	0	15,750	WRF: Bldgs & Grounds 701-02550
12	Flow Monitoring Stations Ventilation Improvements (All Stations) <i>(EP)</i>	5%	12/31/2026	37,380	8/31/2026				0	37,380	Con Sys: FMS (various) 601-040XX
13	Flow Monitor Station Flow Meter Upgrade <i>(EP)</i>	5%	12/31/2026	N/A or TBD	Sole Source				0	0	Con Sys: Miller FMS 601-04020
14	Martin PS Motor Base Restraint System (#3 of 3) <i>(EP)</i>	10%	3/31/2027	N/A or TBD	Sole Source				0	0	Conv Sys R&M: MAS2-PS 601-05100
15	PAA Bulk Tank and Creation of Standard Operating Procedures for Operation <i>(KL, JM)</i>	30%	12/31/2026	8,200	Prof Svcs	7/23/2026	7/23/2026	SOP: 8/6/2026 Tank: _____	850	7,350	WRF: R&M 701-03000
16	Seneca Creek FM Replacement Construction Administration / Inspect <i>(#2023-05; CE)</i>	99%	SUB: 1/29/26 FIN: 2/28/26	140,000	RFB #2023-05	4/29/2024	2/3/2025		122,000	18,000	O&M CIP: Con Sys 1401-06071
17	Digester/Sludge Holding Tank Odor Control Equipment Installation <i>(JM)</i>	5%	10/1/2026	N/A or TBD	Sole Source				0	0	WRF: Rolling Stock 701-02590
18		0%		N/A or TBD					0	0	
TOTAL AWARDED				971,605	TOTAL FUNDS OBLIGATED/ACTUAL TO DATE:				559,100	412,505	REMAINING

Row #	FY 2027 O&M Project <i>(Proj Mgr)</i> CANNOT CARRY OVER TO NEXT FISCAL YEAR WITHOUT BUDGET APPROVAL	Comp. Performing (and Project Mgr)	Notes
1	Consent Order 21-025-W Project: Biannual Compliance Report <i>(CE)</i>	OJRSA Chris Eleazer	DUE TO SCDES EVERY SIX MONTHS. Reports submitted: 11/14/21, 5/9/22, 11/10/22, 5/9/23, 11/9/23, 5/10/24, 11/8/24, 5/9/24. 11/7: Submitted to SCDES via ePermitting portal. Next report due 5/10/2026.
2	Agency Reconstitution (Sewer Feasibility Implementation) <i>(Board, Others)</i>	Board of Commissioners	See "Agency Reconstitution" sheet to track progress.
3	Completion of Development Guide <i>(AM)</i>	OJRSA Chris Eleazer	8/5: A McCullough reviewing approx 15 dates. 8/13: Have received 22 draft documents from AM for consideration. 2/17/2025: Provided documents to K Amidon. 3/13: J Boyd providing updates. A McCullough now to review. 4/21: CE has several to review before passing back to B&M.
4	Development Policy Revision <i>(CE)</i>	OJRSA Chris Eleazer	2/5: Met with J Gillespie. Update sent to AM. 2/10: AM sent draft back, then it was forwarded to J Gillespie for indepth review. 4/7: J Gillespie to finish review around week of 4/20. 8/19: J Wilson met with J Gillespie to review. 9/10: Received updated draft from Harlie Wdowiak for review.
5	NPDES Aluminum and Mercury Sampling Plan Development and Implementation <i>(JM, KL)</i>	Goldie Assoc S Harrison	7/29: Submitted Al and Hg assessment plans via ePermitting. OJRSA will have to submit annual reports to SCDES and include sampling. S Harrison is working on the sampling plans for coming year. OJRSA will work to assign Al allocation to septic waste with pretreatment program. It will lead to Al limits to some industries.
6	Project #2026-08 Final Clarifier #3 Rehabilitation/ Repair <i>(KL, JM)</i>	Harper GC Randall Smith	Carryover from FY 2026. 6/16: Plans have been approved. Harper will demo "blue tank" and FC #3 the same day. 6/29: Updated ship date is now 11/30/2026. Project will extend to FY 2027. 8/6: Demo to begin in late August. 8/25: Demo occurred. Waiting on equipment.
7	Project #2026-01 & #2027-01 CMMS/Permitting & Financial Software System Upgrade <i>(CE)</i>	KCI Trent Park	5/18: Staff started testing CMMS. Tablets for field use started arriving. 7/1: CMMS is now live. This phase is complete. Remaining project is for financial system. Submittals due 7/22. 8/3: Conducting demos this week with 3 vendors. 9/9: Selected Concourse Tech for financial system.
8	Project #2027-03 Pump Station Equipment Installation Projects <i>(EP, KL)</i>	TBD	Project includes Coneross Pump Station Pumps and Valves Replacement and Perkins Creek Pump Station Pumps and Valves Replacement. Bids due 9/15. 8/11: Eight companies attended mandatory pre-bid mtg. 9/15: Bids received. All over budgeted amount. Staff considering modifying scope and rebidding.
9	Project #2027-04 CMOM Year 5 CCTV <i>(KL, MM)</i>	Secure Sewer & Svc Michael Bevelle	7/9: Advertised. Contract expiration in RFB 3/31/2027. Bids due 8/26. 7/22: Mandatory pre-bid meeting held. 12 companies attended. 8/26: Received 5 bids, which will be reviewed for completeness. 9/14: Board approved for Secure Sewer & Service to do work. Sent agreement to them the following day.
10	Project #2027-05 Martin Creek Force Main Assessment Due to Breaks <i>(KL, JW)</i>	Ardurra Andrew Shealy	8/10: Spoke with J Brashears to schedule kickoff. Mtg set for 8/25. 8/25: Met with J Brashears and Andrew Shealy to discuss project. Waiting on proposal.
11	Project #2027-06 Repair/Replacement of Solids and Metal Building Roofs and Exteriors <i>(JM, KL)</i>	BEE Group Codie Goff	8/6: K Lindsay to contact C Goff to schedule. Also waiting on B Kelley to complete review of draft AIA 2017 contract. 8/12: B Kelley approved agreement. Returned executed doc to BEE Group for \$15,750. Waiting for schedule. 8/26: Received prelim schedule. 9/9: Field work to begin next week.
12	Flow Monitoring Stations Ventilation Improvements (All Stations) <i>(EP)</i>	Greenstone Brian Doane	8/6/2026: To be advertised very soon. Design was completed last year. 8/21: Quotes due today. 8/31: Approved bids. 9/15: Materials have been ordered.
13	Flow Monitor Station Flow Meter Upgrade <i>(EP)</i>	Clearwater Sean Henderson	8/6/2026: To be ordered soon. 8/21: Meter has been ordered. 8/27: Meter arrived. 9/15: Waiting for Clearwater to schedule.
14	Martin PS Motor Base Restraint System (#3 of 3) <i>(EP)</i>	OJRSA Maint Dept	4/21/2026: Replaced seal on pump within last 6 months, will install FY 2026 unit once seal needs replacement. We will self-perform installation of base. WORK TO BE PERFORMED ONCE SEAL NEEDS REPLACING. 8/6: E Partain has requested update of last year's quote. 9/15: Ordered.
15	PAA Bulk Tank and Creation of Standard Operating Procedures for Operation <i>(KL, JM)</i>	Goldie Assoc Paul Lewis	Can receive bulk deliveries of 15% PAA, so OJRSA is seeking to modify the SCDES Construction Permit to allow for bulk storage tank. 9/15: P Lewis expects plans to be ready in 2 weeks. John Thorne has performed training for PAA SOPs.
16	Seneca Creek FM Replacement Construction Administration / Inspect (#2023-05; CE)	GMC Chris White	8/7: Received exhibit, then sent draft agreement to B Little for review. 8/20: Legal review of agreement b/t OJRSA and Fount Resid attorneys. 9/11: Waiting on B Little to review agreement.
17	Digester/Sludge Holding Tank Odor Control Equipment Installation <i>(JM)</i>	EcoSorb Kevin Butler	8/21: Received final installation plans from EcoSorb. EcoSorb 1200 unit is onsite waiting for installation of pipe, which OJRSA staff will perform. Waiting on quotes for pipe. 8/24: Final odor study report received from BLE. 8/31: Pipe has been ordered. 9/15: All material on site, hope to have pipe installed by 9/18.
18			

Row #	Agency Reconstitution Tasks as Stated in the OJRSA Reorganization Recommendations Accepted by OJRSA Board on July 15, 2025	Target Date^ (Time Following Acceptance)	Approx % Complete	Task Manager	Started	Completed	Notes
1	Current Board will dissolve the current Ad Hoc Committee and establish the Implementation Committee (“Reconstitution Committee”) for further implementation oversight.	8/29/2025 (45 days)	100%	OJRSA Board	7/15/2025	8/4/2025	7/15/2025: Current committee dissolved during called board meeting. 8/4: New Committee established. Includes: A Brock (County), K Bronson (Westminster), C Eleazer (OJRSA), S Moulder (Seneca), C Myers (Walhalla), C Bentley (ACOG), A Mettlen, K Amidon, J Jones, L Flynn. COMPLETE .
2	Adopt the timeline and accept the dates are targets that the committee will try to maintain progress towards, acknowledging that things may come up and require adjustments.	N/A	100%	Committee	8/14/2025	8/14/2025	8/14/2025: The acceptance of timeline was a committee-led decision. COMPLETE .
3	Legislative revisions to the Joint Authority Water and Sewer Systems Act (“Act”) will be finalized and provided to the Oconee County Delegation. Consultation shall be made with the Delegation on whether lobbyist support will be needed.	8/29/2025 (45 days)	100%	Committee	9/22/2025	1/20/2026	1/13/2026: L Flynn working with staff attorney at SC Senate on language. 1/20: Bill introduced by Sen. Alexander. Bill number is S829. 3/10: Approved by full Judiciary Committee. 3/19: Unanimous approval by full Senate. Moves to House. 5/6: Received favorable report out of House Judiciary Committee. 5/13: Received approval by full House. Moves to governor's desk or becomes law within 5 days. 5/18: Governor McMaster signed S829 into law.
4	Reconstitution Committee will provide <u>quarterly updates</u> to the SCRIA, the current Board, and Oconee County on the progress of the implementation of the initial recommendations.	9/30/2025 (quarterly)	100%	OJRSA Staff Member per 8/14/2025 vote	10/9/2025	Report #4: 7/28/2026	DUE TO SCRIA EVERY THREE MONTHS. Reports submitted: 10/13/2025, 1/23/2026, 4/10/2026, and 7/28/2026. Next report due around 10/14/2026.
5	Resolutions of support for consolidation/OJRSA reorganization will be provided to and adopted by each governing body affected by the recommendation, including: OJRSA, Seneca, Walhalla, Westminster, West Union, & Oconee County.	10/13/2025 (90 days)	100%	Officials of OJRSA, Cities/Town, & County	8/21/2025	3/3/2026	8/26/2025: Seneca council approved. 9/8: OJRSA Board approved. 9/9: Westminster council approved. 9/8: West Union considered but decided they need more info. 9/11: C Myers mentioned Walhalla to consider next week and A Brock stated Oconee County to consider in October. 9/16: Walhalla approved. County and West Union still remaining. 10/6: A Brock said it will be on 10/21 agenda. Wanted to keep 10/7 agenda a little lighter since both she and Council Chair Durham were both off that day. 12/11: Mayor Oliver stated she has signed and will deliver soon. 1/16/2025: Received signed copy from West Union. 2/12: G Hart said it will be on county agenda for next week's meeting. 3/3: Oconee County approved.
6	Consultants shall be engaged and the process of a collection system <u>technical evaluation</u> and <u>financial valuation</u> will be initiated, including the identification of potential funding for effort and immediate rehabilitation projects that may be identified or current CIP. Additionally, a <u>rate consultant</u> will be engaged.	11/12/2025 (120 days)	100%	OJRSA, Cities/Town, & County	11/13/2025	3/2/2026	10/9/2025: No updates submitted to facilitators. Additional request to send A Mettlen updates by next meeting (11/13). 11/13: Considered scopes and how to pay for studies during meeting. 12/11: Facilitators presented draft considerations. 2/12/2026: Scope and task oorders for Raftelis and First Tryon presented to committee. Approved to send to OJRSA Board. 3/2: OJRSA Board approved execution and funding mechanism using base percentage plus pro rata. COMPLETE .
7	Communication plan to be developed under the guidance of the Reconstitution Committee and provided to all entities involved.	11/12/2025 (120 days)	20%	Facilitators	12/11/2025		12/11/2025: K Amidon Presented Communication Memo #1 to committee. 1/9/2026: Memo #1 distributed. 1/19: Memo #2 distributed. 4/17: Memo #3 distributed. 4/22: Memo #4 distributed.
8	List of recommendations for the initial commissioners for the New Commission will be provided to Delegation. <i>(Within 60 days of approved changes to the Act*)</i>	Estimate 8/31/2026 (as noted)	0%				
9	Complete the technical evaluation and financial valuation of the collection systems.	2/27/2027 (15 months)	75%	Officials of OJRSA, Cities/Town, & County	4/14/2026		8/13/2026: Raftelis presented brief update to committee. 9/10: Anticipate receipt of draft report or update in October.
10	Unified, equitable rate structure timeline will be provided as part of initial terms for collection system consolidation.	5/12/2027 (18 months)	0%				
11	Legal documents to transfer collection system assets to OJRSA to be executed, as well as all necessary reconstitution documents.	7/15/2027 (24 months)	0%				
12	If the legislative amendments have not be approved, plans for consolidation under the amended Act will be abandoned. Thereupon, the OJRSA will proceed to consolidate the member system and implement the reconstitution under the existing Act, with such process to be finalized by no later than 36 months. Additionally, all members shall be issued permits in compliance with the OJRSA Sewer Use Regulation and added as co-permittees under the NPDES permit, if consolidation for any member does not occur.	8/16/2027 (25 months)	0%				
13	Finalize consolidation and associated activities	7/17/2028 (36 months)	0%				

^ As noted in Exhibit A of the “OJRSA Reorganization Recommendations,” the implementation schedule is to began when the OJRSA Board of Commissioners accepted the report its July 15, 2025 called meeting.

* Estimated to be July/August 2026.

FY2027 RESTRICTED FUND PROJECTS

PROJECTS MAY CARRY ACROSS BUDGET YEARS

9/15/2026 16:34

								RESTRICTED FUND PROJECT MILESTONES							
Row #	Restricted Fund Projects <i>(Project Manager)</i>	OJRSA Project #	Approx % Complete	Anticipated Completion	OJRSA Funding Amount (\$)	Max Funding by Others (\$)	PO/Contract Amount (\$)	Bids/RFQ/etc. Issue/Advertised	PO/Contract Signed	Started Work	Completed	Obligated/ Spent Curr + Prev Years (\$)	Budget Remaining (\$)	GL Code <i>(XXXXX = get from Office Mgr)</i>	
A	I-85 Corridor Phase II <i>See below (CE)</i>	2019-XX and 2023-06	96%	<i>See below</i>	<i>N/A</i>	<i>N/A</i>	<i>N/A</i>	<i>See below</i>	<i>See below</i>	<i>See below</i>	<i>See below</i>	<i>See below</i>	<i>See below</i>	RO&M: CIP 1401-06050	
	Engineering and Inspection Services <i>COUNTY FUNDED</i>		100%	10/31/2024	0	480,850	1,042,220	Inherited from Oconee Co	5/4/2023	5/4/2023	2/4/2025	451,415	590,805	RO&M: Prof Svcs 1301-02430	
	Construction <i>EDA/RIA/COUNTY FUNDED</i>		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)	RO&M: CIP 1401-06050	
	Engineering for Creek Stabilization & Welcome Center Waterline		10%	TBD	0	78,650	78,650	EJCDC Contract Amend #3	2/20/2025	1/8/2026		0	78,650	RO&M: CIP 1401-06050	
B	Dewatering Equipment Replacement at WRF <i>See below (JM, KL)</i>	2024-06	96%	<i>See below</i>	<i>N/A</i>	<i>N/A</i>	<i>N/A</i>	<i>See below</i>	<i>See below</i>	<i>See below</i>	<i>See below</i>	<i>See below</i>	<i>See below</i>	PROJ & CONT 1501-09011	
	Design, Construction Admin, and Inspection <i>SCIIP MATCH</i>		97%	Sub: 9/23/2026 Final: 10/13/2026	440,300	0	440,300	9/15/2023	12/19/2023	1/11/2024		427,400	12,900		
	Construction <i>SCIIP GRANT</i>		95%	Sub: 9/23/2026 Final: 10/13/2026	0	5,686,989	4,256,290	3/22/2024	7/30/2024	7/26/2024		3,066,359	1,189,931		
C	Martin Creek PS Basin Trunk Sewer CCTV Engineer Review and Flow Study Report <i>(CE)</i>	2025-03	100%	3/31/2025	141,000	0	141,000	Consent Order Prof Svcs	9/30/2024	11/1/2024	7/22/2025	141,000	0	PROJ & CONT 1501-09012	
D	Evaluation of Gravity Sewer CCTV/Smoketesting from 1A (WRF) to MH29 <i>(KL)</i>	2024-04	100%	11/15/2025	31,500	0	31,500	Prof Svcs	8/12/2025	8/15/2025	12/16/2025	31,500	0	PROJ & CONT 1501-09014	
E	Consent Order Gravity Sewer Rehab Project (SSES/Inspection: 2023) <i>See below</i>	2024-08	100%	<i>See below</i>	<i>N/A</i>	<i>N/A</i>	<i>N/A</i>	<i>See below</i>	<i>See below</i>	<i>See below</i>	<i>See below</i>	<i>See below</i>	<i>See below</i>	PROJ & CONT 1501-09009	
	Engineering <i>SCIIP MATCH</i>		100%	9/29/2025	584,500	0	584,500	N/A	9/15/2023	10/3/2023		464,002	120,498		
	Manhole Resiliency Plan: Project 1c <i>SCIIP MATCH</i>		100%	9/30/2025	87,500	0	TBD	N/A	4/21/2025	4/21/2025	5/13/2026	24,075	0		
	Construction/Rehabilitation PHASE 1 <i>SCIIP GRANT</i>		100%	SC: 9/18/2025 FC: 10/23/2025	0	4,061,570	3,262,337	8/14/2024	11/20/2024	1/27/2025	4/2/2026	2,591,330	671,007		
	Construction/Rehabilitation PHASE 2 <i>SCIIP GRANT</i>		Will not perform	Will not perform	0	Will not perform	Will not perform	1/13/2026	Will not perform	Will not perform	Will not perform	0	0		
F	Speeds Creek FM Replacement <i>See below</i>	2026-11	28%	<i>See below</i>	<i>N/A</i>	<i>N/A</i>	<i>N/A</i>	<i>See below</i>	<i>See below</i>	<i>See below</i>	<i>See below</i>	<i>See below</i>	<i>See below</i>	PROJ & CONT 1501-09015	
	Engineering Design & Easements Only <i>(CE, JW)</i>		92%	6/30/2026 UPDATE: 9/30/2026	69,000	0	69,000	IDC Engineer	2/24/2026	4/15/2026		65,650	3,350		
	Final Design & Permitting <i>(JW, CE)</i>		0%	TBD	TBD	TBD	TBD	IDC Engineer				0	0		
G	Project #2026-02 General Water Reclamation Facility Installation Projects	2027-02	1%	6/12/2027		0	TBD	7/28/2026	Bids Due 9/18/2026			0	0	PROJ & CONT 1501-09016	
H			0%									0	0		
					1,353,800	9,748,559	8,784,927	TOTAL RESTRICTED FUNDS OBLIGATED/ACTUAL TO DATE:					6,811,317	1,997,685	REMAINING

FY2027 RESTRICTED FUND PROJECTS

PROJECTS MAY CARRY ACROSS BUDGET YEARS

9/15/2026 16:34

Row #	Restricted Fund Projects <i>(Project Manager)</i>	Comp. Performing (and Project Mgr)	Notes
A	I-85 Corridor Phase II <i>See below (CE)</i>	<i>Varies. See Below</i>	12/17: Forwarded P Shirley email regarding waterline at Welcome Center and the Broomway bridge/culvert option. Asked KL for update on locating/GPSing cleanout at 501 E Fairplay Blvd. and get rim and grade elevations. Received revised record drawings from D&F. Received update from T Dupree about stabilization. There are some needs (he included in email). Asked him to contact Moorhead b/c warranty period ends 12/19/26. 12/19: L Flynn received response from D Whipple stating they are considering bridge option and asked for more info. 12/30: Info from T Dupree forwarded to L Flynn to share with D Whipple. 1/5/2025: T Dupree and Joe Laws with SCDOT communicating about gate access. 1/7: OJRSA informed D&F of approval of gate plan that was received earlier in day. Completed SCDOT permit. 1/8: Sent letter to B Dean (DOT) saying OJRSA would maintain gate. 2/20: Received SCDOT Encroachment Permit to install gate at controlled access location at Exit 2. KL to get quotes from qualified SCDOT contractors. 3/9: T Dupree confirmed SCDOT Encroachment Permit was submitted for water line at Welcome Center last week. 4/14: T Dupree believes the cleanout that was broken off is now under the northbound travel lane of SC 59. If we need a permit to dig into road, then need encroachment permit for work. 6/8: Gate installed at Exit 2. 8/10: T Dupree working on finalizing possible pipebursting or boring project to replace the tap damaged by DOC contractor.
	Engineering and Inspection Services COUNTY FUNDED	Davis & Floyd Travis Dupree	
	Construction EDA/RIA/COUNTY FUNDED	Moorhead Construct Kevin Moorhead	
	Engineering for Creek Stabilization & Welcome Center Waterline	Davis & Floyd Travis Dupree	
B	Dewatering Equipment Replacement at WRF <i>See below (JM, KL)</i>	<i>Varies. See Below</i>	4/10: Harper has begun concrete floor removal. 4/21: Drain lines are now tied in. 5/19: Concrete poured for base and pillars. 6/16: Conveyor has arrived, rest of equipment scheduled for delivery next week. 6/22: Equipment starting to arrive. 7/27: Executed CO #4 to replace one sludge pump valve in amount of \$11,812.27 and was within the preauthorized maximum amount approved by board. This is to be funded by SCIIP. There will likely be one more CO that will be funded by RIA that will require board approval as it will then exceed the preauthorized amount. This will be discussed at upcoming meeting. 8/6: Substantial completion expected by late August. On schedule to finish mid-September. 8/24: Scheduled demo of tank and possible testing of screw presses. SCDES coming to inspect the following day. 9/1: SCDES inspected and gave verbal PTO. OJRSA sent O&M letter to SCDES by email. 9/11: Received Permit to Operate from SCDES.
	Design, Construction Admin, and Inspection SCIIP MATCH	KCI Technologies Tom Vollmar	
	Construction SCIIP GRANT	Harper GC Justin Jones	
C	Martin Creek PS Basin Trunk Sewer CCTV Engineer Review and Flow Study Report <i>(CE)</i>	Ardurra Priya Verravalli	5/5: Received draft report to review. 6/2: Provided comments to Priya. 7/24: Received final report. COMPLETE.
D	Evaluation of Gravity Sewer CCTV/Smoketesting from 1A (WRF) to MH29 <i>(KL)</i>	Ardurra Priya Verravalli	Review CCTV for 9,525 LF of 30" and 36" RCP and 29 manhole inspections to develop list of defects for design of sewer rehab.12/16: J Lyon needs to speak with Rebecca Turner on final comments. 12/16: Received final report. COMPLETE.
E	Consent Order Gravity Sewer Rehab Project (SSES/Inspection: 2023) <i>See below</i>	<i>Varies. See Below</i>	2/16: Will be looking at seeding and strawing soon. Bio-Nomic will allow for OJRSA to review and approve easement conditions prior to seeding/strawing. Will schedule final manhole inspections once KL returns tomorrow. Pay App that was submitted in December is on hold because engr missing 15 CCTV videos and 3 test results. This info was sent by email last week. Discussion about accessing manholes because one seems too small for a person to access. 2/17: Received one bid for Phase 2. Uncertified bids were \$957,540 base, \$699,900 Alternate, \$1,657,440 total. 3/23: Completed Freeman. Working on Dr. John Rd. and Emergency Ln. Will move to Armstrong soon. Executed CO #8 for \$9,240 increase for materials and decrease of \$117,737.45 for owner credits. 3/25: Bio-Nomic should be complete next week and out of area. 3/30: Bio-Nomic anticipates complete demobilization on 4/1. 4/2: Received notification from Robbi Bennett (Bio-Nomic) that they have completed work. Verification of conditions needed by OJRSA and engineer. 4/8: Substantial Letter of Completion issued by engineer. 4/15: Engineer reported the contractor is working on punchlist items near Armstrong Rd, Dr John’s Rd, and Emergency Lane and they expect to be finished by the end of the week. 4/17: Sent draft agreement for waiver of liquidated damages to contractor for review. 4/21: Contractor expecting to be completed tomorrow. 4/30: P Verravalli confirmed that all punchlist items have been addressed. 5/15: RIA confirmed that they do not feel there is enough time to complete Phase 2 before October 1, 2026 deadline. 5/18: Final Pay App (#7) processed. COMPLETE.
	Engineering SCIIP MATCH	Ardurra Priya Verravalli	
	Manhole Resiliency Plan: Project 1c SCIIP MATCH	Ardurra Priya Verravalli	
	Construction/Rehabilitation PHASE 1 SCIIP GRANT	Bio-Nomic Services Buck Stevenson	
	Construction/Rehabilitation PHASE 2 SCIIP GRANT	TBD	
F	Speeds Creek FM Replacement <i>See below</i>	<i>Varies. See Below</i>	5/19: Updated expected completion date. B&M info not received until last week. 6/30: Received tech memo for review. 7/7: Provided comments back to engineer. 8/6: Waiting on SL&W/Seneca mtg so they can provide input for future areas of growth. 8/20: Met with W&S, K Amidon (Bolton & Menk), and Seneca Light & Water staff to discuss potential options that would accommodate future needs. All agreed the best way to proceed was to continue flow from station-to-station-to-WRF as it currently exists, meaning Martin PS force main bypass project as identified in 2024 Master Plan will not occur and Speeds PS/FM will need to be sized appropriately. This was determined to be best option because if Martin FM was to be rerouted, it would have to be performed at same time as Speeds FM and PS downsizing project. W&S to update final Speeds FM report to include upsizing FM. Report should be complete by end of September 2026. 9/15: Waiting on B&M to complete update.
	Engineering Design & Easements Only <i>(CE, JW)</i>	Weston & Sampson Jason Gillespie	
	Final Design & Permitting <i>(JW, CE)</i>	Weston & Sampson Jason Gillespie	
G	Project #2026-02 General Water Reclamation Facility Installation Projects	TBD	Project includes Aeration Valve Replacements, Aeration Drive Removal, Plant Utility Water Pump Replacement, Anoxic Mixer & Disinfection Drive, and Motor Replacement Digester Valve Replacements. Bids due 9/18. 8/19: Mandatory pre-bid meeting. 7 companies attended.
H			



August 17, 2026

Christopher Eleazer, MPA, Executive Director
Oconee Joint Regional Sewer Authority
623 Return Church Road
Seneca, South Carolina 29678
Via email: chris.eleazer@ojrsa.org

Subject: **Odor Investigation Report**
Oconee Joint Regional Sewer Authority
623 Return Church Road
Seneca, South Carolina 29678
BLE Proposal Number 26-29923

Dear Mr. Eleazer,

Bunnell-Lammons Engineering, Inc. (BLE) is pleased to submit this report of the odor investigation performed in support of Oconee Joint Regional Sewer Authority (OJRSA) located at 623 Return Church Road in Seneca, South Carolina.

I. Project Information

The Oconee Joint Regional Sewer Authority (OJRSA) owns and operates the 7.8 million gallons per day (MGD) Coneross Creek Water Reclamation Facility (WRF). Operations at the plant began on February 4, 1980. The original treatment plant was upgraded to 7.8 MGD from 5.0 MGD in 1996. Treatment equipment at the facility includes, but is not limited to clarifiers, aeration basins, aerobic digesters, sludge dewatering and handling.

OJRSA has expressed concern about odor complaints from the surrounding neighbors, specifically in the Cross Creek private golf community located to the north and east of the wastewater treatment plant. From January 2026 through June 2026, OJRSA received thirty-two complaints pertaining to nuisance odors from residents in and around the Cross Creek neighborhood. OJRSA contracted BLE to research potential causes of the odors. This report includes a summary of findings and recommendations.

II. Hydrogen Sulfide Monitoring

One common source of odor from wastewater treatment is hydrogen sulfide (H₂S), which is known for its pungent rotten egg odor. According to Occupational Safety and Health Administration (OSHA), the odor threshold for H₂S is low (0.01 to 1.5 ppm)¹. OJRSA currently utilizes multiple portable H₂S monitors in different locations throughout the wastewater facility and surrounding neighborhoods. Two types of

¹ <https://www.osha.gov/hydrogen-sulfide/hazards>



Odor Investigation Report
Oconee Joint Regional Sewer Authority

August 17, 2026
BLE Job No. 26-29923

monitors are used, Acrulog APPB2000 H₂S 0-2000 PPB and Acrulog LD 200 H₂S 0-200 PPM loggers. OJRSA reportedly began using the monitors in February 2026. Monitors are placed in various locations, but OJRSA targets areas where complaints have originated. These monitoring devices are rotated and taken out of service every thirty days. It was reported that the devices are also sent to an outside vendor for calibration every six months. The monitoring data is physically downloaded by OJRSA weekly via Acrulog computer software.

A summary of the available monitoring data recorded on complaint days is presented as **Enclosure 1**. The H₂S readings taken in Cross Creek or just outside the neighborhood (510 Dye Drive, Copperhead Hill, and Plant Creek Line) were all less than 0.20 ppm on complaint days. Readings taken at a manhole in Cross Creek on complaint days were all 1 ppm. Readings taken at the wastewater treatment plant (Headworks, Digester 1, Plant Digester) on complaint days ranged from 0 to 5 ppm. The highest reading (5 ppm) was recorded at Digester 1. There was no specific correlation between H₂S readings and the complaints. While the monitors detected H₂S at 510 Dye Drive, Copperhead Hill, and Plant Creek Line on complaint days, there were days of complaints with no H₂S detected on that day.

In a study published in March 2007, wastewater treatment plant (WWTP) workers from four different plants volunteered to participate in personal H₂S monitoring over a span of approximately three years. These WWTP were chosen as being representative of typical municipal plants with a range of incoming flow rates between 4 and 38 MGD. The average level of hydrogen sulfide measured was typically less than 1 ppm and ranged from 0 to 42.50 ppm with a peak level of 122 ppm. The peak value was detected during sludge collection and dewatering, as shown in Table 7 from the article.²

TABLE 7
Average Concentrations of Hydrogen Sulfide at Unit Operations

Unit Operations	N	GM (ppm)	Maximum (ppm)	Peak (ppm)
Grit room	39	0.14	0.63	10.0
Primary clarification tank	21	0.18	0.63	28.0
Biological degradation unit	24	0.12	0.37	4.2
Secondary clarification tank	27	0.13	0.41	4.2
Sludge collection and dewatering	43	0.42	42.50	122.0
Digestion	26	0.12	1.00	3.7
Disinfection	6	0.14	1.00	1.0
Office/other	98	0.10	0.87	7.0
Overall averages	284	0.16	42.50	122

GM indicates geometric mean; maximum, maximum average concentration for the task; peak, peak concentration for the task.

The H₂S readings taken at the Coneross WRF are within the typical range of these wastewater treatment plants tested.

It should be noted that odors could also be caused by other compounds, particularly sulfur-bearing compounds (e.g., methyl mercaptan, dimethyl sulfide). The monitors used by OJRSA reportedly detect only hydrogen sulfide.

² Lee JA, Thorne PS, Reynolds SJ, O'Shaughnessy PT. Monitoring risks in association with exposure levels among wastewater treatment plant workers. J Occup Environ Med. 2007 Nov;49(11):1235-48.



*Odor Investigation Report
Oconee Joint Regional Sewer Authority*

*August 17, 2026
BLE Job No. 26-29923*

III. Wastewater Treatment Plant Operational Data

Aerobic digesters use oxygen to decompose organic material within the wastewater. The output of this process is mostly water and carbon dioxide and is typically not odorous when dissolved oxygen concentrations are sufficient. Potential causes of odors from aerobic digesters may include low oxygen levels, system overloads, poor mixing, imbalanced pH, anaerobic conditions in dewatered sludge, etc. The outdoor headworks and sludge handling pad are two of the most common sources of nuisance odors at aerobic wastewater treatment plants. At the headworks, wastewater arriving from the collection system frequently contains dissolved hydrogen sulfide and other reduced sulfur compounds that can be emitted via turbulence and wastewater conveyance. On the outdoor sludge handling pad, dewatered biosolids may readily develop anaerobic conditions, generating hydrogen sulfide, mercaptans, ammonia, amines, and volatile fatty acids that produce strong, pungent odors. Because both areas are uncovered and exposed to ambient air, odors can readily travel off-site under typical wind conditions, even when the biological treatment process itself is operating aerobically.

However, OJRSA has reported that it manages the treatment process to eliminate and/or correct odor causing issues. OJRSA reported no high loading events, process upsets, or equipment failures on days of complaints.

Furthermore, OJRSA provided BLE with a report from Amy Towe, Water Quality Compliance Team Lead, with the South Carolina Department of Environmental Services (SCDES). SCDES conducted a formal Wastewater Compliance Evaluation Inspection (CEI) on March 26, 2026. The SCDES inspection report stated that no deficiencies were noted during the inspection. OJRSA also reported that the WRF has not experienced operational issues in 2026 that would cause significant odors.

IV. Weather Data

BLE attempted to assess the correlation between weather conditions and odor intensity. Elevated temperatures, thermal inversions, and heavy precipitation have been known to intensify odors associated with wastewater treatment processes. During a temperature inversion, atmospheric conditions result in warm air overlaying and trapping cooler, denser air near the surface. Typical weather and environmental signs of an inversion include calm wind, clear skies, and surface moisture (e.g., dew, mist, low-lying fog, etc.).³ The inversion prevents upward air mixing and causes heavier gases, such as H₂S and sulfur-bearing compounds, to accumulate lower to the ground, leading to the localized characteristic rotten egg odor.

Although there is a weather station at the treatment plant, it is owned and operated by Oconee County Emergency Services. Therefore, historical weather data could not be obtained for the local area. OJRSA recently installed a weather station at 510 Dye Drive, which began operation on June 24, 2026. This weather station allows OJRSA to monitor weather conditions (e.g., wind direction and wind speed) in real time to determine if the prevailing winds are from the plant. **Enclosure 1** provides a summary of complaints from June 24, 2026 through July 28, 2026 and the weather conditions recorded at 510 Dye Drive. The prevailing wind direction for each complaint during this period was from the north or northwest and the wind speed was light (0 to 3 miles per hour). A prevailing wind direction is a surface wind that blows predominantly from a particular direction. A "prevailing west wind" means the air most often moves in from the west. The treatment plant is located southwest of the Cross Creek neighborhood. Odors from the plant would be expected from the same direction (southwest).

³ Understanding Air Temperature Inversions Relating to Pesticide Drift, North Dakota State University Extension (<https://www.ndsu.edu/agriculture/sites/default/files/2023-02/ae1876.pdf>)



*Odor Investigation Report
Oconee Joint Regional Sewer Authority*

*August 17, 2026
BLE Job No. 26-29923*

It is difficult to confirm the presence of a temperature inversion without monitoring ambient temperature at varying heights above ground and calculating the difference. However, weather conditions on the complaint days, especially in the morning, were favorable for an inversion. On those days, there was no rain, light winds, and high dew point/wet bulb temperature suggesting a moist atmosphere. An inversion could be the cause of lingering odors either from the treatment plant or other sources.

V. Historical Information

BLE obtained historical aerial photographs from LightBox Environmental Data Resources (EDR) to obtain information regarding historical land use of the area surrounding the OJRSA property. Aerials were obtained for the years 2023, 2019, 2015, 2011, 2006, 1994, 1981, 1977, 1965, 1956, 1951, and 1947. Notable changes to the area began in 1965. Between 1956 and 1965, a pond and a potential inlet structure were constructed to the northeast of the OJRSA property. In 1981, the pond appeared filled with soil and the wastewater treatment plant was constructed. In 1994, the golf course was constructed and the pond contained water again. In 1996, residences were built around the western side of the pond. The aerial photos from 2006 – 2023 continue to show development of the golf course and residences in the area to the east of the wastewater treatment facility. Aerial photographs, excluding photographs from 1947 and 1951, are included as **Enclosure 2**.

OJRSA provided BLE historical documentation from 1980 to 1981, maintained on file at their office. The documentation stated that the pond to the northeast of the OJRSA property was a former municipal sewer lagoon, owned and operated by the City of Seneca. This pond is highlighted on the aerial photographs in **Enclosure 2**. This lagoon, named the Lower Perkin's Creek Lagoon, was approximately 6 acres. It appears the lagoon operated from at least 1965 to 1981. In September 1980, Oconee County contracted to close out this lagoon and eight other lagoons due to the start of operation of the Coneross Creek WRF in February 1980. All nine lagoons were closed out by draining the sewage lagoon and covering the sludge remaining with two feet of uncompacted earth. The South Carolina Department of Health and Environmental Control (SCDHEC) issued a letter on December 30, 1981 stating that the Lower Perkin's Creek Lagoon had been properly closed. Documentation of the lagoon close-outs is presented as **Enclosure 3**.

VI. Conclusions and Recommendations

BLE was unable to determine a definitive source for the odor complaints. Due to the proximity of the Cross Creek residents to the WRF, odors from waste treatment are possible due to untreated sewage, biological processes, the headworks systems and sludge handling pad.

BLE understands that OJRSA is researching an atomizing odor control blower system that mixes water and a neutralizing chemical agent into a fine mist to bind and eliminate odor molecules in the air. This system could abate odors from the plant. BLE also understands that OJRSA plans to install new sludge dewatering equipment. Solids will be conveyed into a hopper, which will be stored under a shed. This will replace the existing open solids pad with the goal of minimizing nuisance odors. Once the hopper is full it will be hauled off; operator handling will no longer be required.

Irrigation water used by the golf course could also be a potential source of odor. Many golf courses use pond water or reclaimed/gray water to irrigate golf course greens. H₂S contained in the irrigation water supply or trapped in the irrigation supply lines could cause a foul odor. If irrigation water is pumped from the ponds located at or around the golf course as observed in aerial imagery, then it is possible that pumping could disturb entrained gases from decomposing vegetation and sludge, releasing them into the atmosphere.



*Odor Investigation Report
Oconee Joint Regional Sewer Authority*

*August 17, 2026
BLE Job No. 26-29923*

It is also possible that there is correlation between organic fertilizer application by the Cross Creek Golf Club and odor. The application of fertilizer and biosolids, such as Milorganite, has been reported to have an earthy, musky odor for 24 to 48 hours after application. Furthermore, fertilizer application can cause excess nitrogen and phosphorus to wash into the ponds, which can cause algae blooms. As this algae and plant material dies, it falls to the bottom of the pond and decomposes, using up the oxygen in the water and creating foul-smelling gases like H₂S.⁴ Nuisance odors can be independent of irrigation and/or exacerbated through irrigation as noted in the previous paragraph.

Another potential source of odor in the Cross Creek area is the old wastewater lagoon. It is possible that organic sludge remains buried and covered by water in the pond. In the absence of oxygen beneath the water and soil layers, microbes slowly decompose the remaining organic matter, generating small quantities of methane and carbon dioxide, which contribute to foul odors.⁵

In addition to considering the proposed treatment system upgrades, BLE recommends requesting Cross Creek Golf Club collect samples from the pond located behind Dye Drive and submitting samples to a certified third-party laboratory for analysis of dissolved oxygen (DO), ammonia, pH, nitrates/phosphates, and hydrogen sulfide to determine if the odor could be from organic decay or nutrient excess in the pond.

VII. Closing

BLE appreciates the opportunity to support OJRSA with this project. If you have any questions, please do not hesitate to contact us at (864) 288-1265.

Sincerely,

BUNNELL LAMMONS ENGINEERING, INC.

A handwritten signature in blue ink that reads 'Anna C. Franklin'.

Anna C. Franklin, P.E.
Senior Consultant | Environmental Compliance

A handwritten signature in blue ink that reads 'Nathan E. Daniel'.

Nathan E. Daniel, P.E.
Senior Engineer | Environmental Compliance

Enclosures

⁴ Nutrient Criteria Technical Guidance Manual Rivers and Streams (July 2000), U.S. Environmental Protection Agency (822-B-00-002)

⁵ Minghao Yun, Chao Zhang, Bin Wang, Jianjun Huang, Jingmei Sun (2024). The effects and mechanism of organic matter degradation in river sediment driven by humic-reducing bacteria, *Journal of Water Process Engineering*, Volume 67, 106150, ISSN 2214-7144



*Odor Investigation Report
Oconee Joint Regional Sewer Authority*

*August 17, 2026
BLE Job No. 26-29923*

ENCLOSURE 1

Hydrogen Sulfide Monitoring Data

**Oconee Joint Regional Sewer Authority
Hydrogen Sulfide Monitoring Results**

Complaint Information					Hydrogen Sulfide Monitor Readings						
					Headworks	Digester 1	Plant Digester	Seneca MH (Cross Creek)	510 Dye Drive	Copperhead Hill	Plant Creek Line
Date	Time	Complainant	Address	Area	PPM				PPM (recorded as PPB)		
2/15/2026	2:10pm	Smith	768 Dave Nix Rd	Coneross Creek WRF							
2/17/2026	12:36am	Moon	1607 Cross Creek Dr	Cross Creek Plantation	1						
2/19/2026	5:28am	Smith	768 Dave Nix Rd	Coneross Creek WRF	3				0		
3/6/2026	8:49am	Wood	103 Oak Ridge Circle	Off Radio Station Rd	1					0	
3/15/2026	10:30am	Luna	510 Dye Dr	Cross Creek Plantation						0.014	
3/30/2026	8:39am	Luna	510 Dye Dr	Cross Creek Plantation				1		0.011	
3/29/2026	12:26am	Moon	1607 Cross Creek Dr	Cross Creek Plantation				1		0.029	
4/3/2026	7:42am	Ables	161 Ables Rd	Cross Creek Plantation				1		0.037	
4/7/2026	9:28pm	Luna	510 Dye Dr	Cross Creek Plantation				1		0.063	
4/9/2026	4:09am	Luna	510 Dye Dr	Cross Creek Plantation				1		0.155	
4/9/2026	8:16am	Wood	103 Oak Ridge Circle	Off Radio Station Rd				1			
4/11/2026	11:43pm	Luna	510 Dye Dr	Cross Creek Plantation					0		
4/18/2026	9:35am	Luna	510 Dye Dr	Cross Creek Plantation					0		
4/19/2026	8:43am	Pacheco	3336 Championship Dr	Cross Creek Plantation					0		
4/20/2026	6:37am	Luna	510 Dye Dr	Cross Creek Plantation					0.005		
4/20/2026	10:40pm	Luna	510 Dye Dr	Cross Creek Plantation					0.005		
4/22/2026	12:33am	Luna	510 Dye Dr	Cross Creek Plantation							
4/21/2026	11:38pm	Moon	1607 Cross Creek Dr	Cross Creek Plantation							
5/4/2026	8:44am	Luna	510 Dye Dr	Cross Creek Plantation			2		0.003		0.005
5/5/2026	10:12am	Rothell	143 Rothell Dr Seneca	Coneross Creek WRF			2		0.008		0.007
5/6/2026	2:52pm	Wessels	1303 Cross Creek Dr	Cross Creek Plantation			2		0.004		0.003
5/10/2026	11:32pm	Luna	510 Dye Dr	Cross Creek Plantation			2		0.016		0.019
5/13/2026	11:50am	Lambert	1608 Cross Creek Dr	Cross Creek Plantation		0	---		0		0
5/16/2026	9:53am	Davin	Cross Creek Plantation	Cross Creek Plantation		2	2		0		0.004
5/27/2026	6:50pm	Wessels	1403 Cross Creek Dr	Cross Creek Plantation		1	1		0.003		0
5/27/2026	7:31pm	Luna	510 Dye Dr	Cross Creek Plantation		1	1		0.003		0
5/29/2026	7:58pm	Wessels	1403 Cross Creek Dr	Cross Creek Plantation		1	2		0.003		0
5/30/2026	1:59pm	Luna	510 Dye Dr	Cross Creek Plantation		5	3		0.003		0.004
6/5/2026	4:47pm	Wessels	1403 Cross Creek Dr	Cross Creek Plantation		2	2		0		0
6/8/2026	8:00am	Wessels	1403 Cross Creek Dr	Cross Creek Plantation		2	1		0.003		0.003
6/25/2026	10:26pm	Wessels	1403 Cross Creek Dr	Cross Creek Plantation		2	2				0
6/28/2026	6:32pm	Wessels	1403 Cross Creek Dr	Cross Creek Plantation							
7/2/2026	7:21am	Luna	510 Dye Dr	Cross Creek Plantation							
7/2/2026	7:25am	Amen	512 Dye Dr	Cross Creek Plantation							

**Oconee Joint Regional Sewer Authority
Hydrogen Sulfide Monitoring Results**

Complaint Information					Hydrogen Sulfide Monitor Readings						
					Headworks	Digester 1	Plant Digester	Seneca MH (Cross Creek)	510 Dye Drive	Copperhead Hill	Plant Creek Line
Date	Time	Complainant	Address	Area	PPM				PPM (recorded as PPB)		
7/9/2026	2:43pm	Wessels	1403 Cross Creek Dr	Cross Creek Plantation							
7/10/2026	12:31pm	Luna	510 Dye Dr	Cross Creek Plantation					0		
7/10/2026	8:15pm	Wessels	1403 Cross Creek Dr	Cross Creek Plantation					0		0.003
7/11/2026	2:42pm	Moon	1607 Cross Creek Dr	Cross Creek Plantation					0.008		0.005
7/28/2026	8:46pm	Wessels	1403 Cross Creek Dr	Cross Creek Plantation		15			0		0.008

NOTE: If the cell is blank, no monitoring data was collected.

**Oconee Joint Regional Sewer Authority
Weather Data for Complaint Days**

Complaint Information					Recorded Weather Data at 510 Dye Drive							
					Barometer	Temperature	Dew Point	Wet Bulb Temp	Humidity	Avg Wind Speed	Prevailing Wind	Rain
Date	Time	Complainant	Address	Area	Hg	°F			%	mph	Direction	inches
6/25/2026	10:26pm	Wessels	1403 Cross Creek Dr	Cross Creek Plantation	30.28	71	67	68	88	0	N	0
6/28/2026	6:32pm	Wessels	1403 Cross Creek Dr	Cross Creek Plantation	30.15	89	76	79	65	1	NW	0
7/2/2026	7:21am	Luna	510 Dye Dr	Cross Creek Plantation	30.27	76	74	75	92	0	N	0
7/2/2026	7:25am	Amen	512 Dye Dr	Cross Creek Plantation	30.27	76	74	75	92	0	N	0
7/9/2026	2:43pm	Wessels	1403 Cross Creek Dr	Cross Creek Plantation	30.18	94	72	78	47	3	NW	0
7/10/2026	12:31pm	Luna	510 Dye Dr	Cross Creek Plantation	30.24	91	74	78	61	2	WNW	0
7/10/2026	8:15pm	Wessels	1403 Cross Creek Dr	Cross Creek Plantation	30.21	79	70	73	75	0	N	0
7/11/2026	2:42pm	Moon	1607 Cross Creek Dr	Cross Creek Plantation	30.26	82	75	77	76	2	NW	0
7/28/2026	8:46pm	Wessels	1403 Cross Creek Dr	Cross Creek Plantation	29.92	85	77	79	77	0	N	0



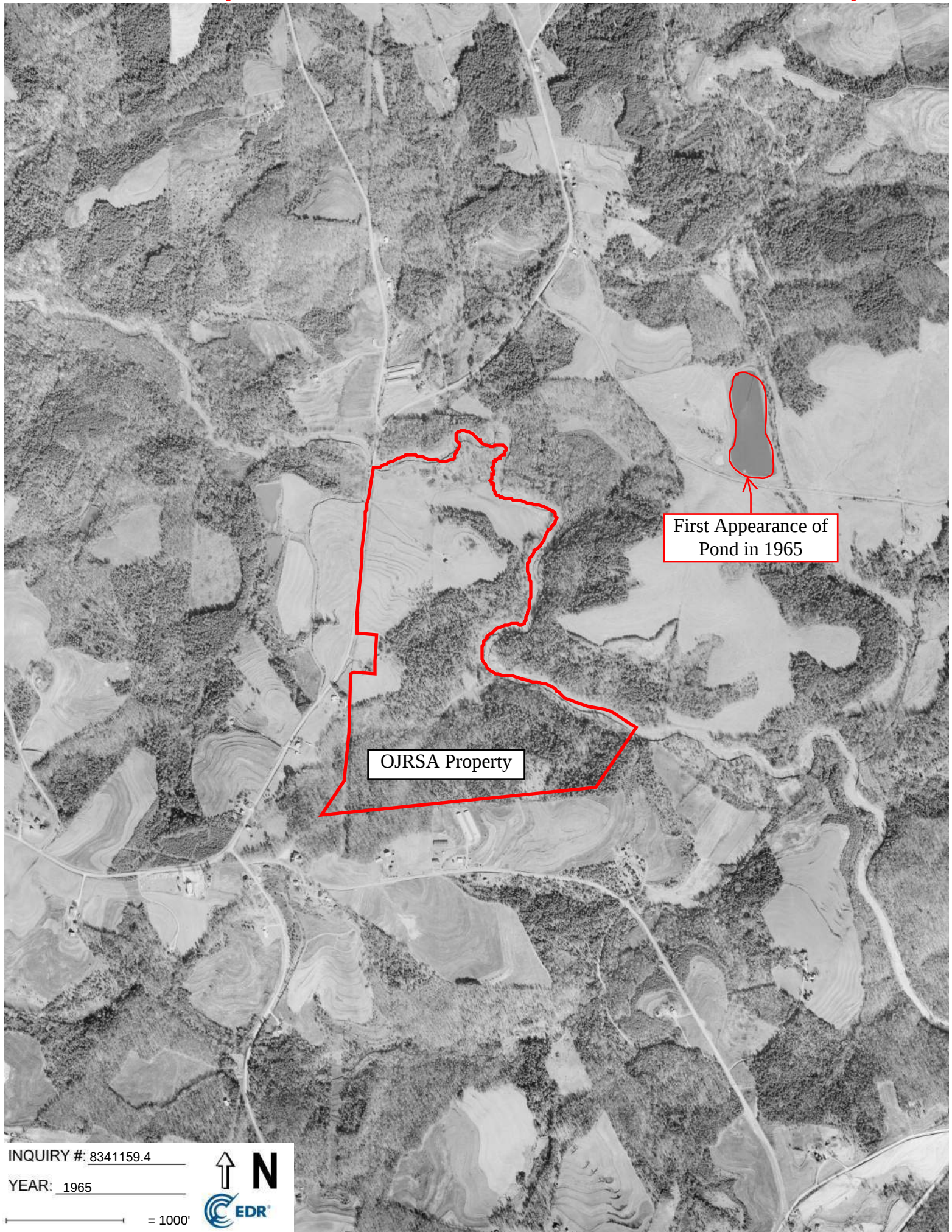
*Odor Investigation Report
Oconee Joint Regional Sewer Authority*

*August 17, 2026
BLE Job No. 26-29923*

ENCLOSURE 2

Historical Aerial Photographs



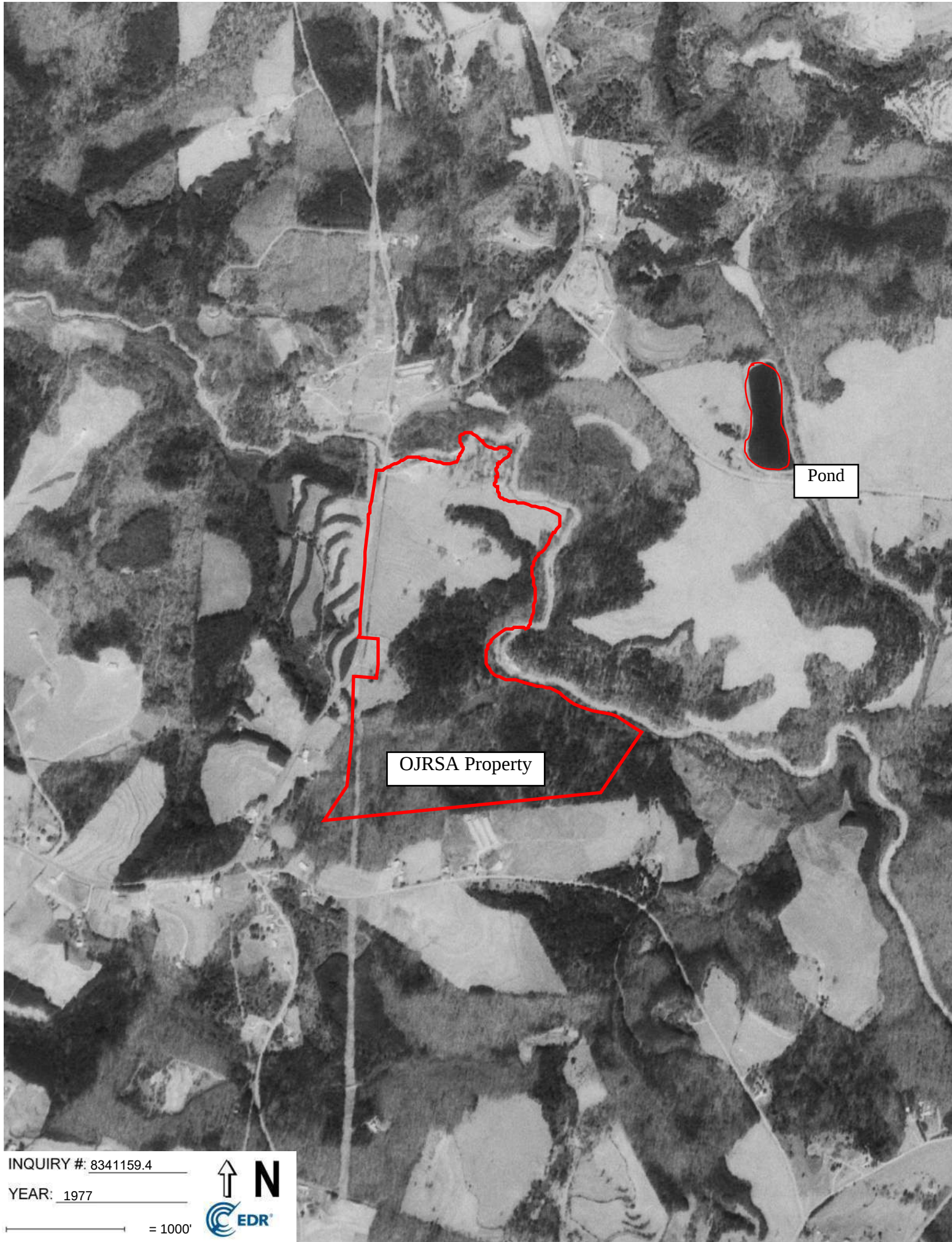


INQUIRY #: 8341159.4

YEAR: 1965

1" = 1000'



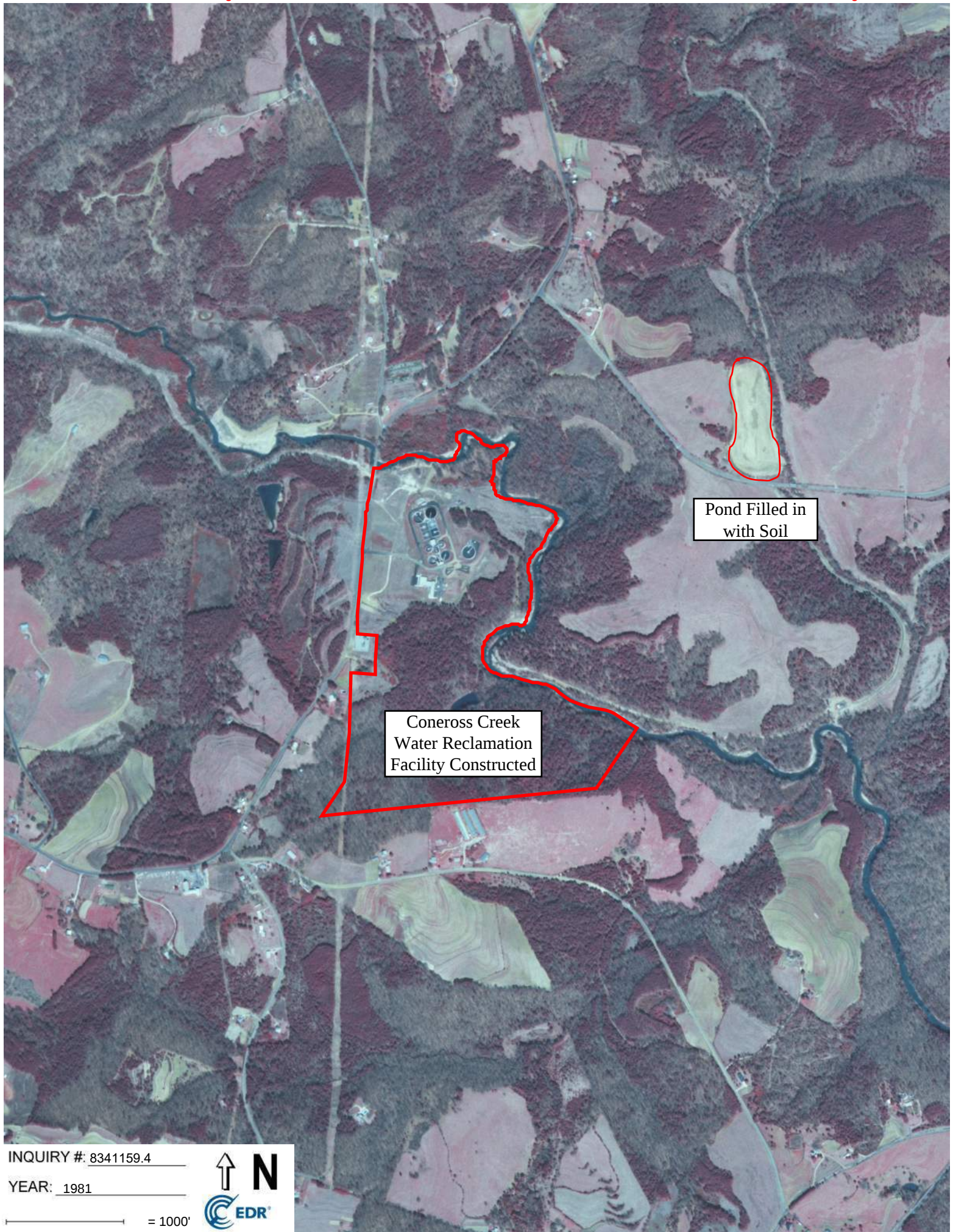


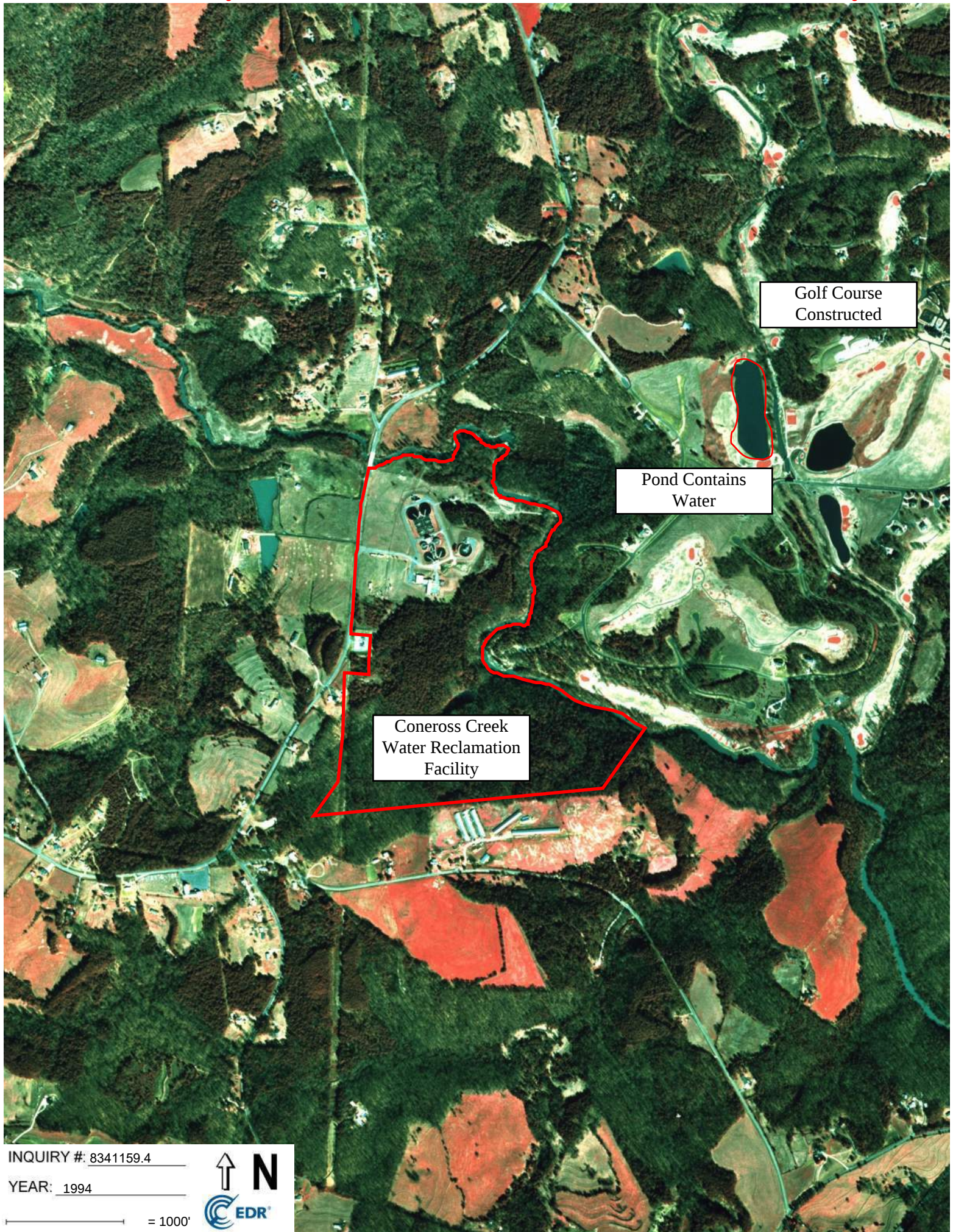
INQUIRY #: 8341159.4

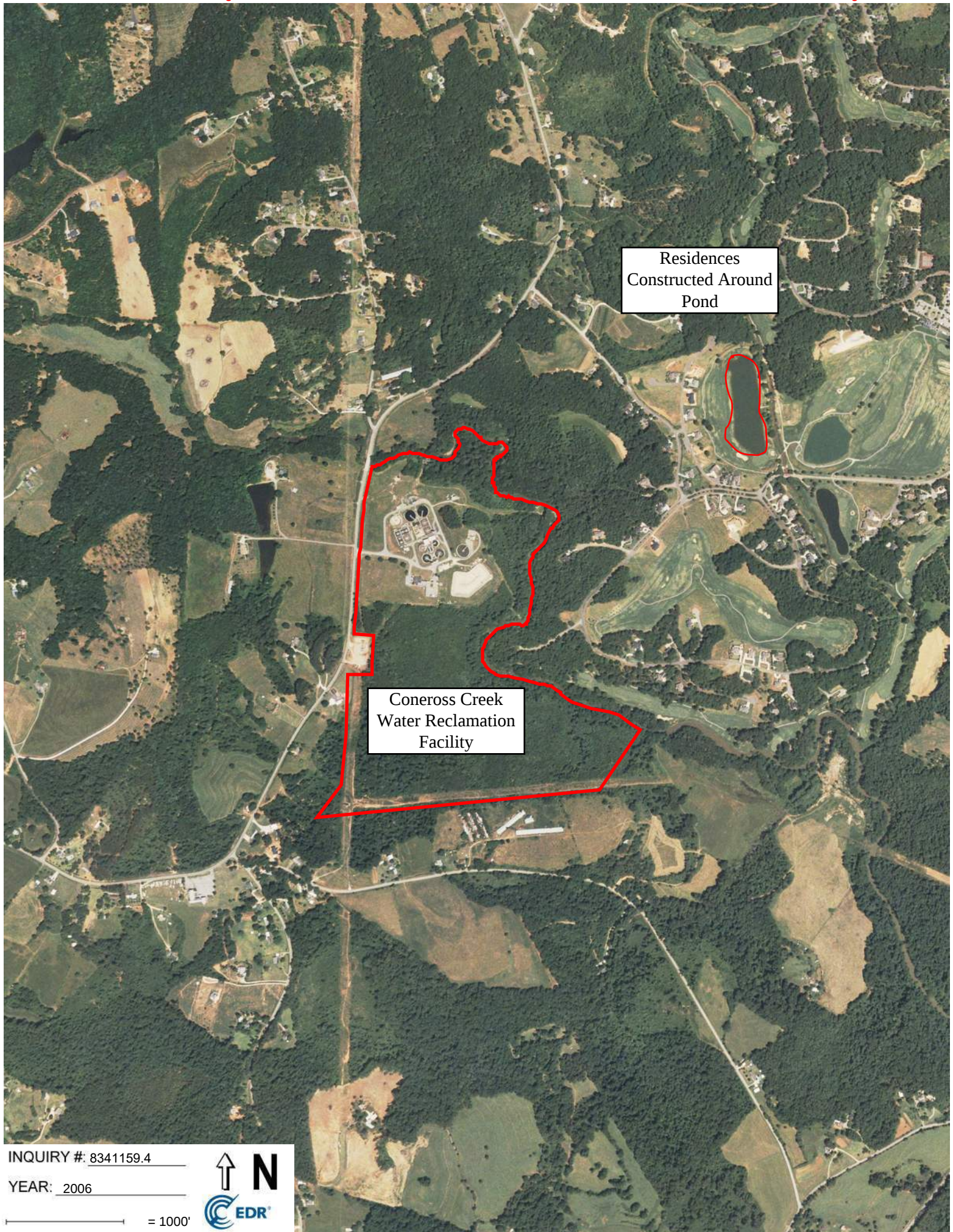
YEAR: 1977

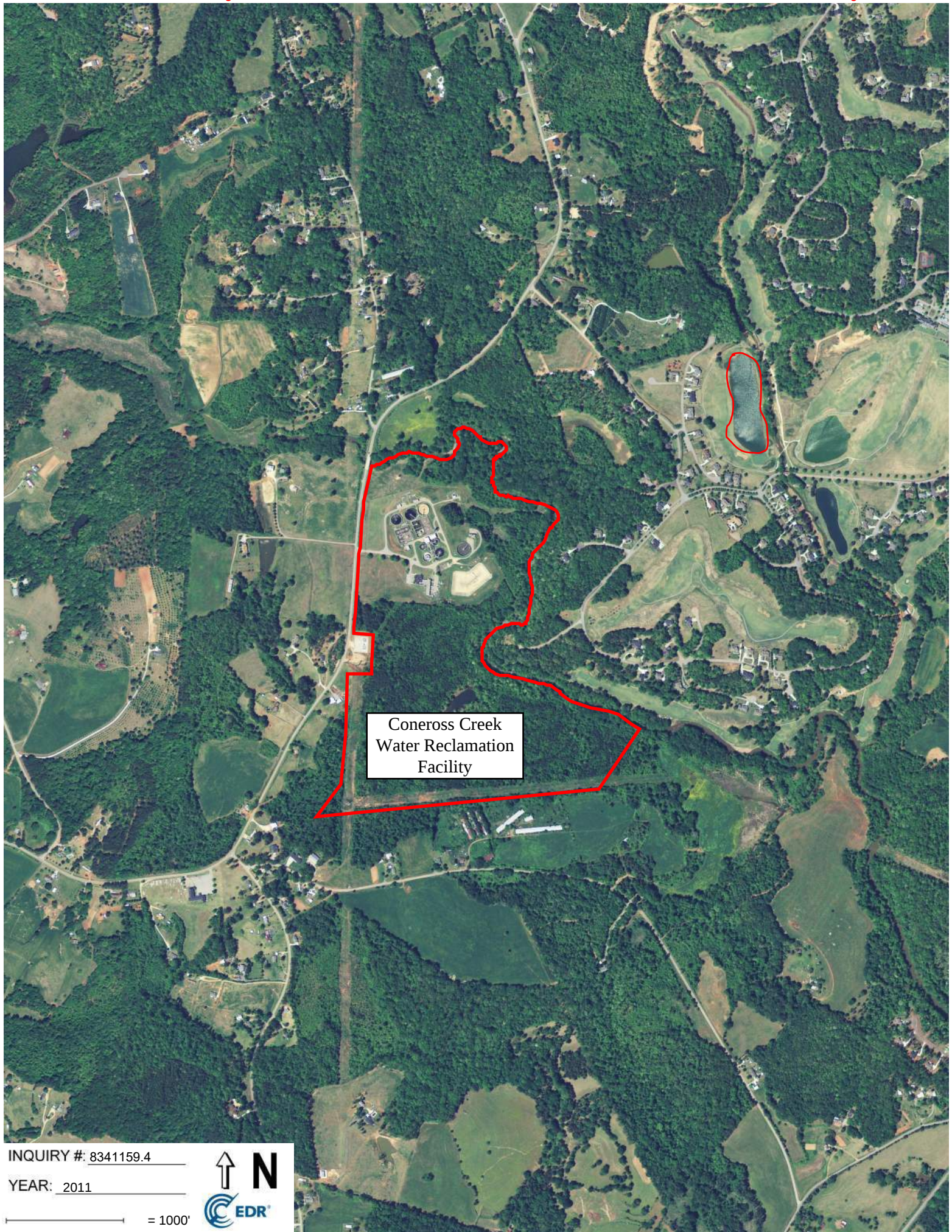
— = 1000'











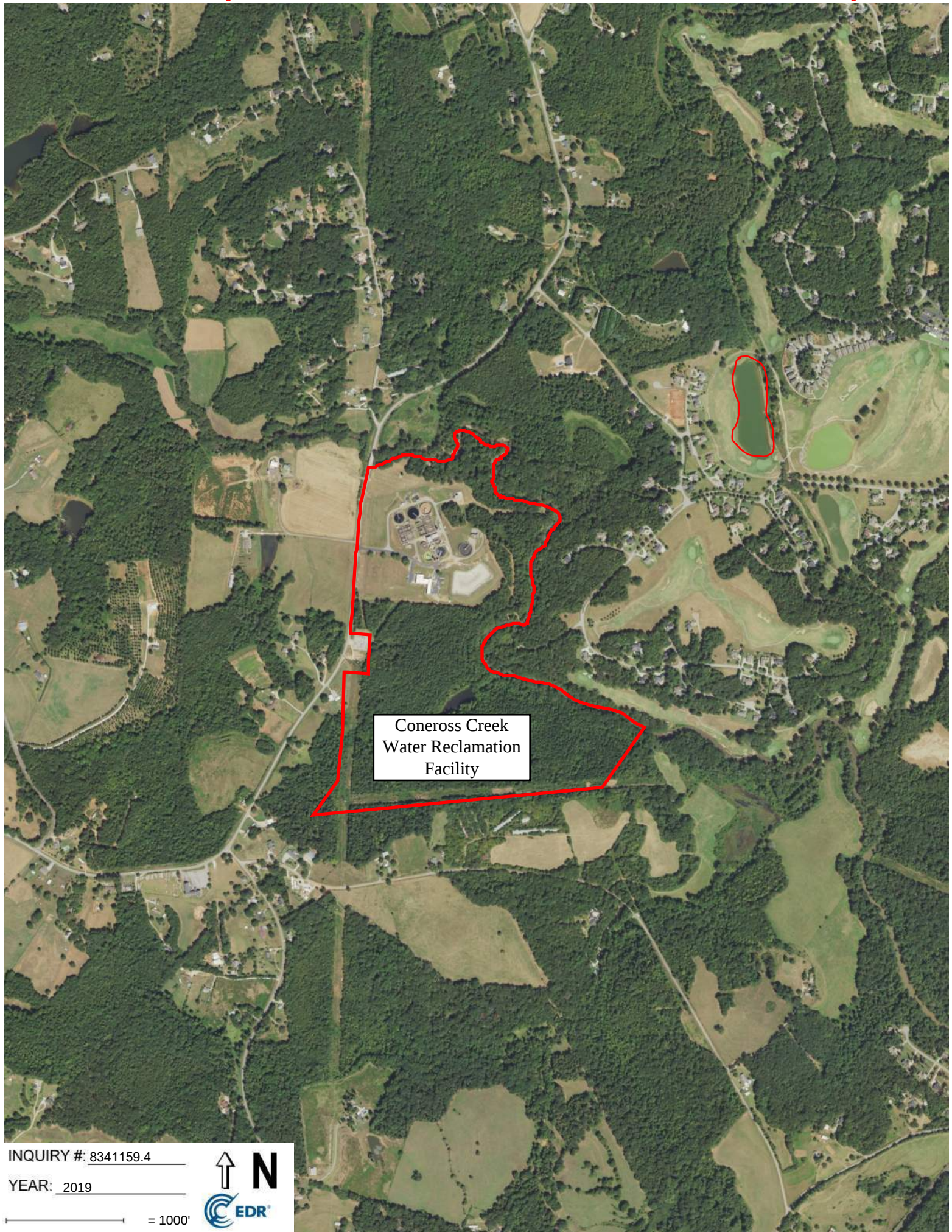


INQUIRY #: 8341159.4

YEAR: 2015

1" = 1000'





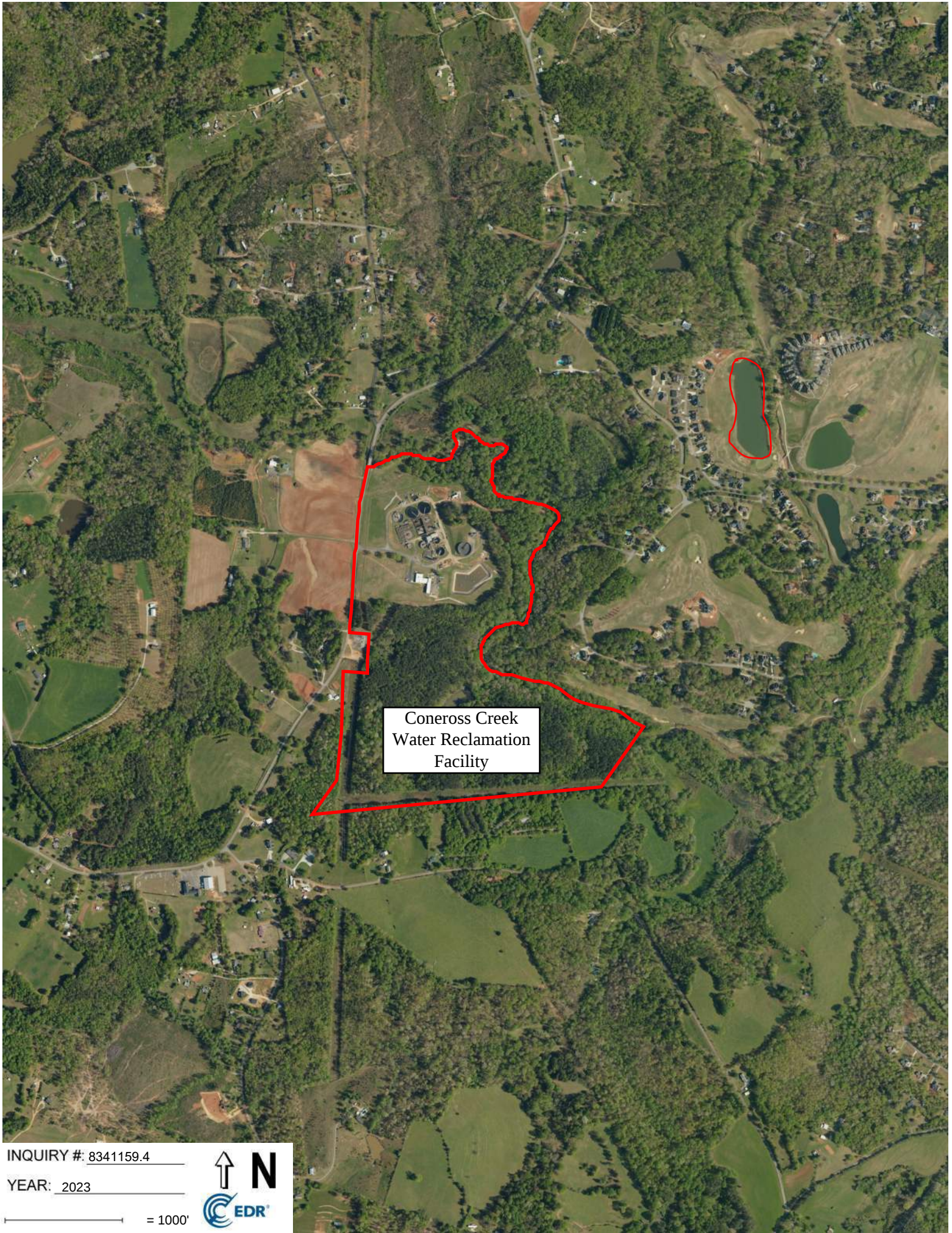
Coneross Creek
Water Reclamation
Facility

INQUIRY #: 8341159.4

YEAR: 2019

1" = 1000'





INQUIRY #: 8341159.4

YEAR: 2023

1" = 1000'





*Odor Investigation Report
Oconee Joint Regional Sewer Authority*

*August 17, 2026
BLE Job No. 26-29923*

ENCLOSURE 3

Wastewater Lagoon Closeout Documentation

STATE OF SOUTH CAROLINA)
)
 COUNTY OF OCONEE) AGREEMENT

THIS AGREEMENT made and entered into this 22nd day of September, 1980, by and between Thrift Bros., Inc., hereinafter called "the Contractor", and OCONEE COUNTY, hereinafter called "the County".

WHEREAS, Oconee County desires to perform certain rehabilitation of municipal sewer lagoons and septic tanks located within its bounds, which facilities were previously operated by the towns of Walhalla, Westminster or Seneca; and

WHEREAS, pursuant to an invitation to bid, the Contractor has made a proposal which has been accepted by the County to accomplish this work;

NOW THEREFORE:

FOR GOOD AND VALUABLE CONSIDERATION, the sufficiency of which is hereby acknowledged, the Contractor hereby agrees to undertake the completion, on behalf of the County, of that project described in the conditions, plans and specifications attached hereto and incorporated herein by reference, which generally encompasses the filling of lagoons and septic tanks formerly operated by the Towns of Walhalla, Westminster and Seneca, under the following terms and conditions:

I. SCOPE OF THE WORK

The Contractor agrees to furnish all labor, materials, equipment, and supplies necessary to complete the project and

work according to the conditions, plans and specifications which are attached hereto as Exhibit "1" and incorporated herein by reference.

II. ASSIGNMENT BY CONTRACTOR

The Contractor may not assign any portion of this Contract to any sub- or co-contractor, or to any other person, firm or corporation without the prior written consent and approval of the County.

III. COUNTY'S REPRESENTATIVE

The County's Representative with whom all contact shall be made by the Contractor shall be Mr. Steve Geddis, Director of the Oconee County Sewer Commission, EXCEPT, HOWEVER, representatives of each of the municipalities of Walhalla, Westminster and Seneca whose lagoons and/or septic tank facilities are being rehabilitated shall give advice and direction to the Contractor upon those matters within their special knowledge or control, i. e., removal of dirt from municipal lands, storage of timber and wood products, etc.

IV. INSURANCE

Prior to the commencement of any work to be done, and within five (5) days of the execution of these presents, the Contractor will furnish to the County evidence and proof sufficient to the County of the Contractor's public liability insurance coverage of not less than \$300,000/\$500,000, insuring third persons against loss to their property or for bodily injury by reason of negligence of the Contractor, its agents or employees. In addition,

the Contractor shall furnish to the County a copy of its workmens compensation insurance policy, covering employees of the Contractor.

V. SPECIAL CONDITIONS

The parties acknowledge that a major portion of the funding for this project shall be derived from Revenue Sharing Funds from the United States government; therefore, the Contractor agrees in every instance to comply with the provisions of the Davis-Bacon Act and the minimum wage rates provided therein, as well as all other federal, state, county or municipal laws, ordinances or regulations. The Contractor shall be required, where applicable, to obtain any licenses or permits for the accomplishment of the project.

VI. METHOD OF PAYMENT

The County agrees to pay to the Contractor upon completion of fifty (50%) percent of the work to be done, as estimated by the County's Representative, a sum equal to forty (40%) percent of the total bid price; that upon completion of an additional twenty-five (25%) percent of the work to be done as estimated by the County's Representative, there shall be paid to the Contractor an additional twenty (20%) percent of the bid price; and upon completion of the project according to the plans and specifications, the balance of the contract price shall be paid in full.

The total cost of the project to be paid by the County to the Contractor upon successful completion of the entire project

is the sum of One Hundred Forty Eight Thousand //(\$ 148,000.00) dollars.

Upon any progress payments and upon payment of the final installment of the bid price as provided herein, the Contractor shall provide and execute an Affidavit to induce the County to make such payments, which Affidavit shall state that the Contractor has paid or caused to be paid all employees, materialmen or suppliers on account of and by reason of labor, materials or supplies furnished to the Contractor for use in the pursuit of the project, and a covenant that there remains no outstanding indebtedness from the Contractor to any person, firm or corporation furnishing labor, materials or supplies.

VII. TIME OF COMPLETION

the Contractor shall commence the work to be done not later than 1 October 1980, and fifty (50%) percent of the work must be completed by not later than 1 November 1980, and the entire project not later than 1 December 1980. No extensions of time may be given by the County in the absence of a consent to such extension by the South Carolina Department of Health and Environmental Control.

VIII. ARBITRATION

If or in the event there should arise a dispute between the parties to this Agreement, the parties agree to submit any such dispute to arbitration by Piedmont Engineers and Architects, Inc., of Greenville, South Carolina, as "Arbitrator" and Umpire. The Arbitrator shall cause to be taken whatever testimony or

evidence it deems necessary in order to make a determination and resolution of the dispute, and its decision shall be binding upon both parties to this Agreement. Such decision shall include an assessment of costs of the arbitration.

TO ALL OF WHICH the parties have heretofore agreed, and in witness whereof, have hereunto placed their Hands and affixed their Seals, this day and date first above written.

Signed, Sealed, and Delivered
in the Presence of:
(As to County)

OCONEE COUNTY ("County")

(SEAL)

J. Richard Fay
C.E. Aillard

By: James M. Ramsey, _____

Attest: Jim D. Orr, _____

As to Contractor)

Thrift Bros., Inc. ("Contractor")

Dina T. Ramsey

By: Jim Thrift, _____

Attest: _____, _____

EXHIBIT "1"



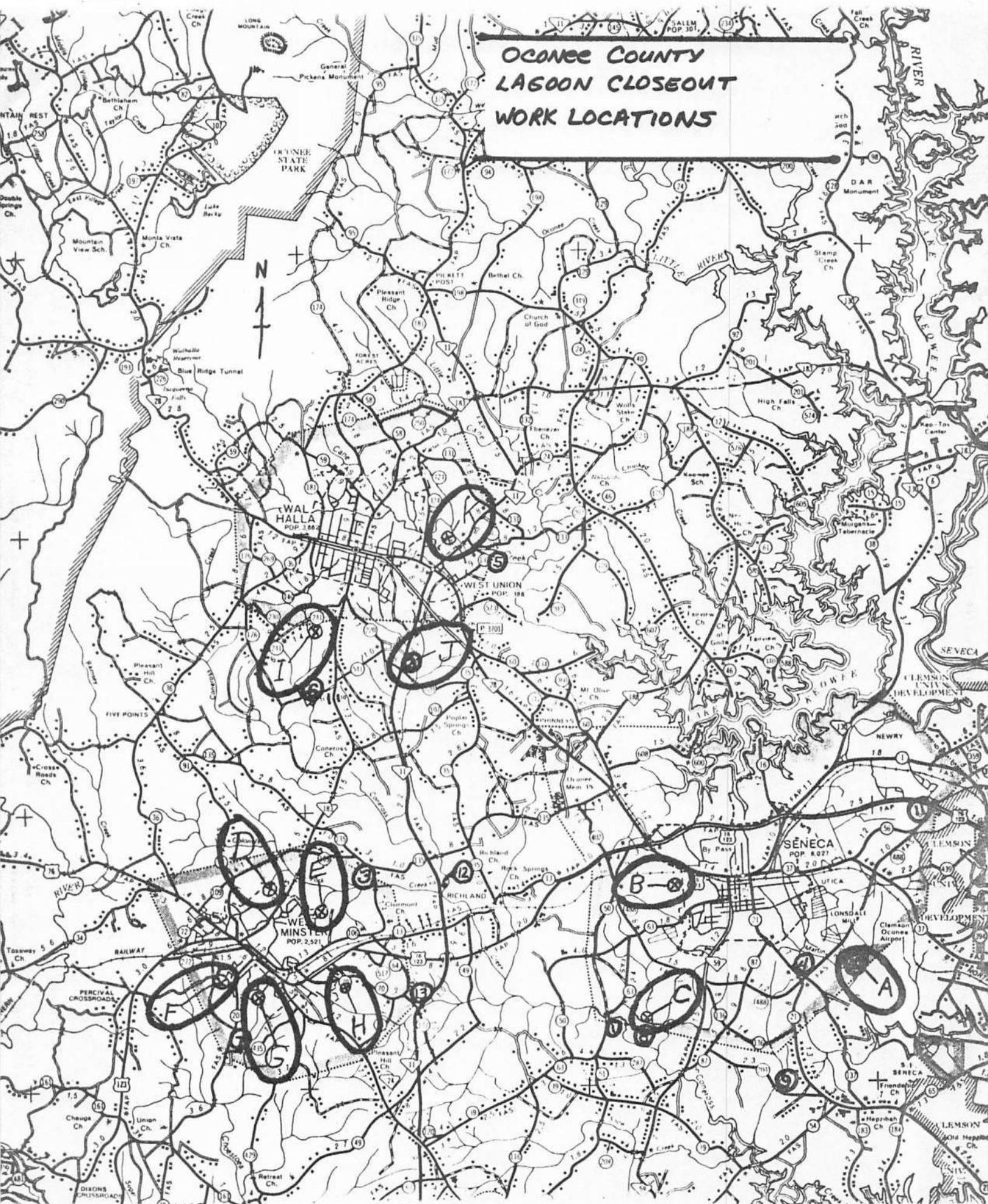
Oconee County Sewer Commission

Route 6, Box 525 • Seneca, South Carolina 29678

INVITATION TO BID - LAGOON CLOSEOUT

Oconee County invites all qualified bidders to submit sealed bids for the accomplishment of the following work: LAGOON CLOSEOUT - Cover sludge remaining in drained sewage lagoons with two feet of uncompacted earth. Leave each lagoon sloped in such a manner that free drainage will occur. Fill material to be obtained on site. Combined area of the nine lagoons is about 40 acres. Work is to be accomplished prior to December 1, 1980. Also included in the work is the demolition and filling of two concrete sewage treatment structures - one septic tank and one Imhoff tank. Specifications and additional information on the project may be obtained by contacting the offices of the Oconee County Sewer Commission, Route 6 Box 525, Seneca, SC, 29678; phone (803) 882-8097. A meeting with all interested contractors will be held beginning at 10:00 AM, 15 September 1980, at the offices of the Sewer Commission, secondary road 63 at Coneross Creek, to answer any questions about the project and inspect the work sites. Bids will be accepted until 2:00 PM on Wednesday, 17 September, 1980, at which time such bids will be publicly opened at the office of the County Purchasing Agent, W. Main St., Walhalla, SC. The lowest responsible bidder will be awarded the contract unless, in the opinion of the County, it is in the best interests of the County to award the contract to another party. The County reserves the right to reject any or all bids. Bids should be sent to "LAGOON CLOSEOUT, Oconee County Purchasing Department, County Mail Room, Walhalla, SC, 29691". The statement "Bid enclosed - do not open" should be prominently displayed on the bid envelope.

OCONEE COUNTY
LAGOON CLOSEOUT
WORK LOCATIONS



- A. Martin's Creek Lagoons - 10.35 acres - Fill to be obtained on site from hillside.
- B. Upper Perkin's Creek Lagoon - 9.84 acres - Fill to be obtained on site from hillside
- C. Lower Perkin's Creek Lagoon - 6.06 acres - Fill to be obtained as directed by the City.
- D. North Westminster Lagoon - 6 acres - Fill to be obtained from slope adjacent to lagoon.
- E. Westminster Beacon Lagoon - 0.9 acres - Fill to be obtained on site from hillside.
- F. Westminster Septic Tank - 30' x 40' x 12' (Approx. dimensions)
- G. Westminster Imhoff Tank - 30' x 20' x 15' (Approx. dimensions)
- H. Seed Farm Road Lagoon - 4.3 acres - Fill to be obtained on site.
- I. Flat Rock Lagoon - 0.58 acres - Fill to be obtained from lagoon dykes.
- J. East Fork Lagoon - 0.52 acres - Fill to be obtained from lagoon dykes.
- K. Walhalla Sangamo Lagoon - 0.99 acres - Fill to be obtained from lagoon dykes.

INSTRUCTIONS TO BIDDERS

1. BID RECEIPT AND OPENING.

Oconee County will accept sealed bids to accomplish the work described herein in accordance with the attached "Invitation to Bid - Lagoon Closeout"

2. FORM OF BID.

Bids should be typewritten on official company letterhead and should state the total cost to the County for the accomplishment of all work and other conditions described herein. Bids must be signed by the principal company official (Owner, president, chairman of the Board, etc.) and such signature should be witnessed. All bidders must be licensed contractors in the state of South Carolina. Bid will be a lump sum.

3. SUBCONTRACTS.

Any subcontractor employed by the successful bidder must meet all applicable sections of these documents. The subcontracting of any work will not release the successful bidder from his responsibilities to accomplish all work in accordance with the plans and specifications. Subcontractors must be approved by Oconee County.

4. TIME TO COMPLETE WORK.

Bidder must agree to commence work on or before 1 October 1980. Bidder guarantees that sufficient resources will be allocated to the job to:

1. Complete work on any lagoon of his choice within two weeks of his commencing work;
2. To have 50% of the work (as measured by acres covered) accomplished by 1 November 1980;
3. To have the work completely finished by 1 December 1980.

5. NOTICE OF SPECIAL CONDITIONS.

This project is expected to be funded in part or in whole with U.S. Government Revenue Sharing Funds. Contractors bidding will comply with wage rate and other provisions of the Davis-Bacon Act and will carry workman's compensation insurance and public liability insurance as required by law.

6. LAWS AND REGULATIONS.

All applicable Federal, State, County and Municipal laws, regulations or ordinances as well as rules and regulations of all other authorities having jurisdiction over such projects shall apply and will be considered as a part of the conditions of the contract the same as if they were herein written. The contractor is responsible to obtain any licenses or permits required for the accomplishment of the project.

7. OBLIGATION OF THE BIDDER.

At bid opening, it will be agreed that all bidders have inspected all job sites and these specifications and contract documents and will have satisfied themselves concerning their contents. The failure of any bidder to have examined anything relevant to the project will in no way relieve the bidder of his responsibilities regarding his bid. Bids may not be withdrawn for 45 days after bid opening date.

CONDITIONS, PLANS AND SPECIFICATIONS

In addition to provisions found in the Instructions to Bidder, the following will apply.

1. CONTRACTOR RESPONSIBILITY

Contractor assumes all responsibility for successful prosecution and completion of the project and warrants he will hold the owner blameless for any actions, claims or disputes arising from his accomplishment of the work which may not be directly attributable to actions by the owner.

2. LAGOON CLOSEOUT REQUIREMENTS

Fill dirt free from wood, stumps or rocks having any dimension greater than six inches will be used to cover the sludge and other materials found on the bottoms and banks of the lagoons. This fill will be at a minimum of two feet in uncompacted depth over the sludge. Where compaction occurs, due to equipment operation, additional fill will be applied to achieve the two foot minimum. Fill greater than the two foot minimum may be required in some areas to achieve proper drainage. Fill will be obtained first from existing lagoon dykes, from adjacent areas in town property as indicated and directed by the utilities superintendent of the respective town. Any timber removed from the borrow areas will be cut to 17 foot lengths and stacked in a location designated by the utility superintendent. All slash and other vegetation removed from the borrow site will either be completely burned and incorporated in the fill material or be removed by the contractor for other disposition he might arrange.

The end result of the fill operation will be a slightly bowl shaped depression with drainage provided to the naturally occurring drainage area adjacent to the site. All slopes on both the borrow and fill areas will be as gradual as is practicable and will merge gradually with the existing landscape.

Drainage from the closed lagoon will be through an opening in the dyke or its remains of at least 40 feet in width sloped from the lagoon to the existing drainage area at a 2% slope and being essentially level in the direction 90 degrees from the direction of the slope. Such controlled slope should be prepared on a 70 foot radius from the center of the opening inside and outside of the lagoon dyke crest. The entire drainage opening area and controlled slope area should be planted immediately upon establishment as follows:

Total area to be grassed is 9 sites x 70' radius circle + 2 sites (Imhoff tank and septic tank) x 25' radius circle = 3.3 acres.

a. The seed bed will be prepared and planted in accordance with local soil conservation district recommendations, to include 1½ ton/acre agricultural grade lime incorporated in the seed bed, 1000 lb/acre 10-10-10 fertilizer to be incorporated in the seed bed, seed to be applied at the following rate:

8 lbs rye (annual), 40 lbs Kentucky 31 fescue, 60 lbs unscarified sericea lespedeza per acre.

Seed shall be certified at 90% or better purity and having 80% or better germination in conformance with State law.

b. After seed is scattered and covered, 2 tons straw mulch per acre will be placed over the seed beds.

Completion of the work will find the entire area left smooth and free from low places and ruts which would trap water. All equipment and project related garbage and debris will be removed from the site and properly disposed of. Any fence material found on the site will be removed by the contractor and properly disposed of.

2025 8/9

3. IMHOFF TANK AND SEPTIC TANK CLOSEOUT REQUIREMENTS.

Walls of the structures will be demolished to prevent water accumulation in the structure. The entire lower wall of each structure should be demolished and deposited within the structure. All concrete two feet from final grade and above should be demolished and deposited within the structure. The entire structure will be filled with dirt obtained from other Westminster sites and the surface of the fill should be level with existing land surfaces. The fill surface should be smoothed and slightly sloped to permit ready drainage. Cleanup should be as specified in Lagoon Closeout Requirements. Grassing will be as specified in Lagoon Closeout Requirements except the grassed area will be a 25' radius structure (approx) to include the entire filled structure.

4. TERMINATION.

Oconee County reserves the right to terminate this contract if it appears that the contractor is not making a good faith effort to complete the work or if scheduled suspense dates are not met due to failure of the contractor to allocate sufficient men and machinery to the project. Termination notification will come in the form of a certified letter from the office of the Supervisor of Oconee County. If termination is required, no additional payment to the contractor will be made beyond those made prior to the date of termination.

5. PAYMENT.

Payment will be made to the contractor upon his written request in accordance with the following schedule:

As measured by acres satisfactorily covered:

- a. 40% of the total bid payment may be requested when 50% of the work has been covered.
- b. An additional 20% of the total bid payment may be requested when 75% of work has been covered.
- c. The remaining 40% of the total bid will be paid when the work is finally accepted and written certifications of acceptance are delivered to the office of the Supervisor of Oconee County from the utility superintendents of Seneca, Walhalla, and Westminster.

South Carolina Department of Health and Environmental Control

NOV 9 1981

4262

BOARD

William M. Wilson, Chairman
J. Lorin Mason, Jr., M.D., Vice-Chairman
I. DeQuincey Newman, Secretary
Leonard W. Douglas, M.D.
George G. Graham, D.D.S.
Michael W. Mims
Barbara P. Nuessle

COMMISSIONER

Robert S. Jackson, M.D.
2600 Bull Street
Columbia, S. C. 29201

Environmental Quality Control Office
P. O. Box 1906, 220 McGee Road
Anderson, S. C. 29622
Telephone: 225-3731, Ext. 211

November 5, 1981

Mr. Jerry Balding
Seneca Light & Water
P. O. Box 773
Seneca, S. C. 29678

Re: Lagoon Close-outs
Town of Seneca
Oconee County

Dear Jerry,

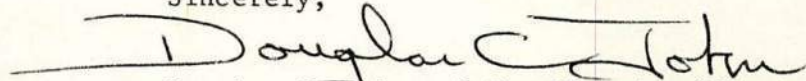
An inspection of the three (3) closed Town of Seneca lagoon sites was conducted on October 29, 1981 with assistance from Mr. Steve Geddes. The following is a summary of discrepancies and/or corrections required:

- 1) Upper Perkins - Severe ponding of surface water. Entire surface requires final grading to ensure water runoff.
- 2) Martins Creek - Ponding of water over many areas of the site. Proper drainage must be attained.
- 3) Lower Perkins - Good condition
No additional work required.

These items should be completed by December 1, 1981.

Thanks for your cooperation.

Sincerely,



Douglas A. Johns, P.E., District Director
Appalachia I District

DCJ:bd

cc: Bob King
Steve Geddes ✓
Steve Thomas

South Carolina Department of Health and Environmental Control

BOARD
William M. Wilson, Chairman
J. Lorin Mason, Jr., M.D., Vice-Chairman
I. DeQuincey Newman, Secretary
Leonard W. Douglas, M.D.
George G. Graham, D.D.S.
Michael W. Mims
Barbara P. Nuessle

COMMISSIONER
Robert S. Jackson, M.D.
2600 Bull Street
Columbia, S. C. 29201

Environmental Quality Control Office
P. O. Box 1906, 220 McGee Road
Anderson, S. C. 29622
Telephone: 225-3731, Ext. 211

December 30, 1981

Mr. Jerry Balding
Seneca Light & Water
P. O. Box 773
Seneca, S. C. 29678

Re: Wastewater Facility Close-out
Town of Seneca
Oconee County

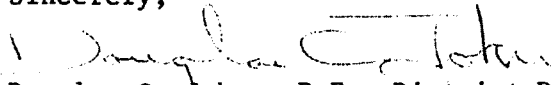
Dear Mr. Balding:

On December 29, 1981 a follow-up inspection was conducted of the three (3) closed Town of Seneca wastewater treatment facilities. The inspection was conducted with the presence of Mr. Steve Geddes, Oconee County Sewer Commission and Mr. Mike Sanders of Thrift Brothers. All three lagoons have now been properly closed and meet the requirements of South Carolina Department of Health and Environmental Control Regulation 61-82; Proper Close-out of Wastewater Treatment Facilities.

This office recommends that any immediate future use of the lagoons' surface area be seriously evaluated prior to any facility construction. Some future settlement might possibly occur due to the consistency of the underlying sludge layer, however, settlements should pose no health oriented problems.

This office appreciates the cooperation of the Town of Seneca and Oconee County shown during this endeavor.

Sincerely,


Douglas C. Johns, P.E., District Director
Appalachia I District

DCJ:bd

cc: Steve Thomas
Bob King
Steve Geddes ✓
Mike Sanders