



Board of Commissioners Meeting
OJRSA Operations & Administration Building
Lamar Bailes Board Room
May 5, 2025 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. Invocation and Pledge of Allegiance** – Led by Commissioner Bob Faires
- C. Public Session** – Receive comments relating to topics that may or may not be on this agenda. Session is limited to a maximum of 30 minutes with no more than 5 minutes per speaker.
- D. Approval of Minutes**
 - Board of Commissioners Meeting of April 7, 2025
- E. Committee and Other Meeting Reports**
 - Sewer Feasibility Implementation Ad Hoc Committee Meeting of March 13, 2025 – Chris Eleazer, Director and Lynn Stephens, Secretary/Treasurer *Minutes for the April 10, 2025 to be approved at the May 8, 2025 ad hoc committee meeting and accepted by the Board of Commissioners on June 2, 2025*
 - Executive Committee Meeting of April 10, 2025 – Kevin Bronson, Committee Chair
 - Operations & Planning Committee Meeting of April 16, 2025 *Canceled due to lack of agenda item*
 - Finance & Administration Committee Meeting of April 22, 2025 – Celia Myers, Committee Chair
- F. Secretary/Treasurer's Report** (Exhibit A) – Lynn Stephens, Secretary/Treasurer
- G. Presentation and Discussion Items** [May include vote and/or action on matters brought up for discussion]
 - Consider impact fees and user rates for Fiscal Year 2026 (Exhibit B) – Chris Eleazer, Director
- H. Action Items**
 - None
- I. Executive Director's Discussion and Compliance Matters** – Chris Eleazer, Director
 1. Environmental and regulatory compliance matters
 2. FY 2026 Budget and Schedule of Fees
 3. Miscellaneous (if any)
- J. 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.
- K. Executive Session** *NOTE: Board may act on matters discussed in executive session upon returning to open session*
 - Discussion of personnel matter – Review of the Executive Director's performance. [Executive Session permissible under SC Law 30-4-70(a)(1), which states: Discussion of employment, appointment, compensation, promotion, demotion, discipline, or release of an employee, a student, or a person regulated by a public body or the appointment of a person to a public body; however, if an adversary hearing involving the employee or client is held, the employee or client has the right to demand that the hearing be conducted publicly. Nothing contained in this item shall prevent the public body, in its discretion, from deleting the names of the other employees or clients whose records are submitted for use at the hearing.]
- L. Upcoming Meetings** *All meetings to be held in the OJRSA Lamar Bailes Board Room unless noted otherwise.*
 - Ad Hoc Sewer Feasibility Implementation Committee – May 8, 2025 at 9:00 AM
 - Operations & Planning Committee – May 21, 2025 at 8:30 AM
 - Finance & Administration Committee – May 27, 2025 at 9:00 AM
 - Board of Commissioners – June 2, 2025 at 4:00 PM
- M. Adjourn**



Secretary/Treasurer's Report for Board of Commissioners

Prepared for the May 5, 2025 OJRSA Board of Commissioners Meeting

Cash and investment information stated herein come from bank and other financial records as of: April 30, 2025

UNRESTRICTED FUNDS CASH AND INVESTMENTS SUMMARY

Account/Fund Name	Cash (\$)	Investments (\$)	Total (\$)
Wholesale Operations & Maintenance (O&M)	435,263	2,940,000	3,375,263
Retail Operations & Maintenance (RO&M)	3,355,740	245,000	3,600,740
TOTAL UNRESTRICTED FUNDS	3,791,003	3,185,000	6,976,003

RESTRICTED FUNDS CASH AND INVESTMENTS SUMMARY

Account/Fund Name	Cash (\$)	Investments (\$)	Total (\$)
Projects and Contingency (PCF)	685,568	0	685,568
Wholesale Impact Fund (WIF)	543,193	5,082,000	5,625,193
Retail Impact Fund (RIF)	3,400	0	3,400
TOTAL RESTRICTED FUNDS	1,232,161	5,082,000	6,314,161

Combined Total for All Funds

Cash **5,023,164**

Investments **8,267,000**

Combined **13,290,164**

Account Notes:

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	185.1	6,657,488	X NO YES
RO&M Fund	98.2	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 March 2025 (mark with an "X" on appropriate line): X YES NO See attached document(s) from accountant.

Reconciliation Notes:

Waiting on letter from accountant (Susan Stamey).

See next page for more information

INVESTMENTS UPDATE

Maturing Investment	%age Rate	Fund Code	Maturity Date	Amount (\$)	To Be Reinvested?	
Merrick Bank	5.4	WIF	5/6/2025	245,000.00	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
					<input type="checkbox"/> YES	<input type="checkbox"/> NO
					<input type="checkbox"/> YES	<input type="checkbox"/> NO
					<input type="checkbox"/> YES	<input type="checkbox"/> NO
					<input type="checkbox"/> YES	<input type="checkbox"/> NO
					<input type="checkbox"/> YES	<input type="checkbox"/> NO
					<input type="checkbox"/> YES	<input type="checkbox"/> NO
					<input type="checkbox"/> YES	<input type="checkbox"/> NO
					<input type="checkbox"/> YES	<input type="checkbox"/> NO
					<input type="checkbox"/> YES	<input type="checkbox"/> NO
					<input type="checkbox"/> YES	<input type="checkbox"/> NO
					<input type="checkbox"/> YES	<input type="checkbox"/> NO
					<input type="checkbox"/> YES	<input type="checkbox"/> NO
					<input type="checkbox"/> YES	<input type="checkbox"/> NO
					<input type="checkbox"/> YES	<input type="checkbox"/> NO

Investment Notes:

No more maturities until July.

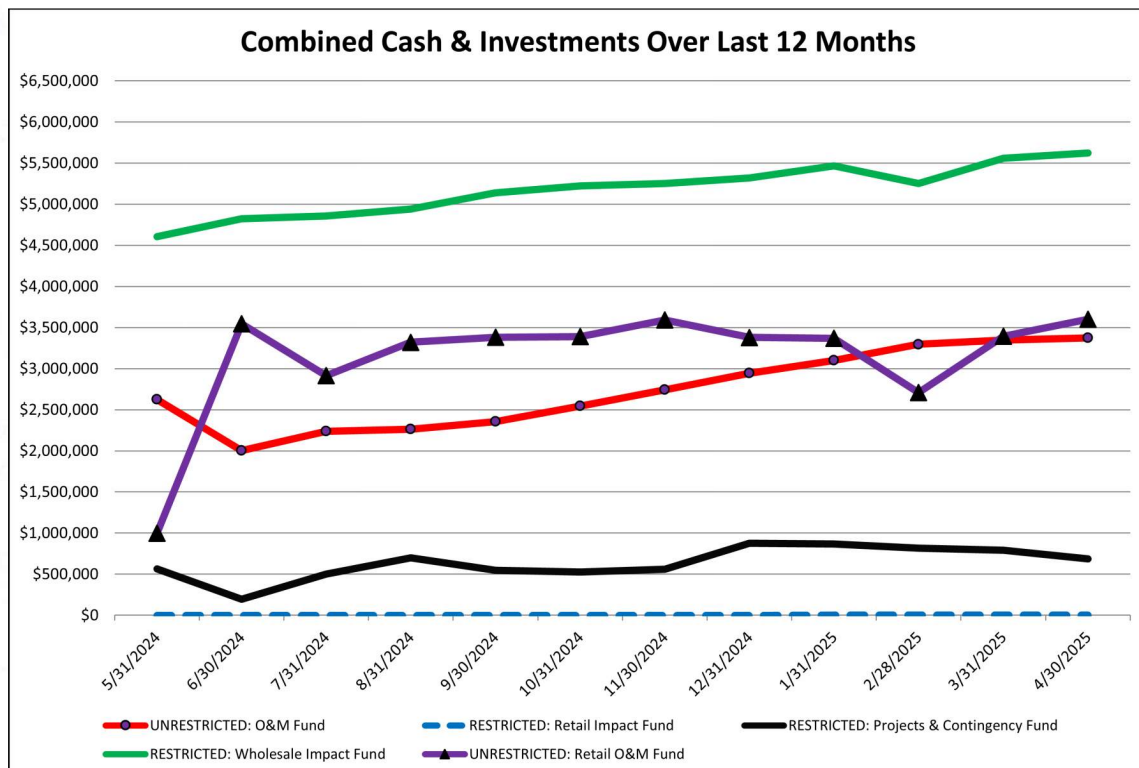
See additional sheets for investment information and trends

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



Lynn Stephens

OJRSA Secretary/Treasurer





CORRECTED - Secretary/Treasurer's Report for Board of Commissioners - CORRECTED

Prepared for the April 7, 2025 OJRSA Board of Commissioners Meeting

Cash and investment information stated herein come from bank and other financial records as of: March 31, 2025

UNRESTRICTED FUNDS CASH AND INVESTMENTS SUMMARY

Account/Fund Name	Cash (\$)	Investments (\$)	Total (\$)
Wholesale Operations & Maintenance (O&M)	654,636	2,695,000	3,349,636
Retail Operations & Maintenance (RO&M)	3,150,537	245,000	3,395,537
TOTAL UNRESTRICTED FUNDS	3,805,173	2,940,000	6,745,173

RESTRICTED FUNDS CASH AND INVESTMENTS SUMMARY

Account/Fund Name	Cash (\$)	Investments (\$)	Total (\$)
Projects and Contingency (PCF)	790,744	0	790,744
Wholesale Impact Fund (WIF)	722,417	4,837,000	5,559,417
Retail Impact Fund (RIF)	3,400	0	3,400
TOTAL RESTRICTED FUNDS	1,516,561	4,837,000	6,353,561

Combined Total for All Funds

Cash **5,321,734**

Investments **7,777,000**

Combined **13,098,734**

Account Notes:

Corrected Secretary/Treasurer Report. Accidentally added in CD investments that were purchased in March but had a settle date (money deducted from account) in April. These investments were already included in the "cash" for that account for the month.

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	183.6	6,657,488	X NO YES
RO&M Fund	92.6	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 February 2025 (mark with an "X" on appropriate line): X YES NO See attached document(s) from accountant.

Reconciliation Notes:

Awaiting reconciliation letter from Susan Stamey.

See next page for more information

INVESTMENTS UPDATE

Maturing Investment	%age Rate	Fund Code	Maturity Date	Amount (\$)	To Be Reinvested?	
California Bank	5.3	WIF	4/3/2025	245,000.00	X YES	NO
Beal Bank	5.05	WIF	4/16/2025	245,000.00	X YES	NO
Heritage Bank	5.05	WIF	4/17/2025	245,000.00	X YES	NO
Flagstar Bank	5.5	WIF	4/30/2025	245,000.00	X YES	NO
Merrick Bank	5.4	WIF	5/6/2025	245,000.00	X 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

Fee Considerations for Fiscal Year 2026

User Fees

The tables below use the average number of customers and flow billed per month from March 2024 through February 2025. Data:
 Residential Customers – 8,027 // Residential Volume – 31,030,274 gallons // Nonresidential Customers – 1,527 // Nonresidential Volume 30,190,749 gallons.

PREFERRED BY F&A COMMITTEE

Increase to Volumetric Fees Only

Fee Item	CURRENT	1%	5%	7.5%	10%
Residential Base (/month)	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00
Residential Vol (/1,000 gal)	\$5.39	\$5.44	\$5.66	<u>\$5.79</u>	\$5.93
Nonres Base (/month)	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00
Nonres Vol (/1,000 gal)	\$7.37	\$7.44	\$7.74	<u>\$7.92</u>	\$8.11
APPROX ANNUAL REVENUE	\$5,894,044	\$5,940,635	\$6,126,996	\$6,243,472	\$6,359,947
Revenue Above Current	0	\$46,590	\$232,952	\$349,427	\$465,903
Residential 5,000 gal/month	\$36.95	\$37.22	\$38.30	\$38.97	\$39.65
Difference From Current	\$0	\$0.27	\$1.35	\$2.02	\$2.70

Increase to Base Fees Only

Fee Item	CURRENT	1%	5%	7.5%	10%
Residential Base (/month)	<u>\$10.00</u>	<u>\$10.10</u>	<u>\$10.50</u>	<u>\$10.75</u>	<u>\$11.00</u>
Residential Vol (/1,000 gal)	\$5.39	\$5.39	\$5.39	\$5.39	\$5.39
Nonres Base (/month)	<u>\$15.00</u>	<u>\$15.15</u>	<u>\$15.75</u>	<u>\$16.13</u>	<u>\$16.50</u>
Nonres Vol (/1,000 gal)	\$7.37	\$7.37	\$7.37	\$7.37	\$7.37
APPROX ANNUAL REVENUE	\$5,894,044	\$5,906,394	\$5,955,795	\$5,986,670	\$6,017,546
Revenue Above Current	0	\$12,350	\$61,751	\$92,626	\$123,501
Residential 5,000 gal/month	\$36.95	\$37.05	\$37.45	\$37.70	\$37.95
Difference From Current	\$0	\$0.10	\$0.50	\$0.75	\$1.00

Increase to Base and Volumetric Fees

Fee Item	CURRENT	1%	5%	7.5%	10%
Residential Base (/month)	<u>\$10.00</u>	<u>\$10.10</u>	<u>\$10.50</u>	<u>\$10.75</u>	<u>\$11.00</u>
Residential Vol (/1,000 gal)	<u>\$5.39</u>	\$5.44	<u>\$5.66</u>	<u>\$5.79</u>	<u>\$5.93</u>
Nonres Base (/month)	<u>\$15.00</u>	<u>\$15.15</u>	<u>\$15.75</u>	<u>\$16.13</u>	<u>\$16.50</u>
Nonres Vol (/1,000 gal)	<u>\$7.37</u>	\$7.44	<u>\$7.74</u>	<u>\$7.92</u>	<u>\$8.11</u>
APPROX ANNUAL REVENUE	\$5,894,044	\$5,952,985	\$6,188,746	\$6,336,098	\$6,483,449
Revenue Above Current	0	\$58,940	\$294,702	\$442,053	\$589,404
Residential 5,000 gal/month	\$36.95	\$37.32	\$38.80	\$39.72	\$40.65
Difference From Current	\$0	\$0.37	\$1.85	\$2.77	\$3.70

IMPACT FEES ON FOLLOWING PAGE

Fee Considerations for Fiscal Year 2026

Impact Fees

PREFERRED BY F&A COMMITTEE

Using SCDES Regulation 61-67 Appendix A Unit Contributory Loadings to All Domestic Wastewater Treatment Facilities

	CURRENT	Implementation Period (Years)				
		1	2	3	4	5
FY 2026 Per Gallon Amount if Evenly Phased Over Implementation Period (no inflation over period(s))	\$7.625¹	\$25.73	\$16.68	\$13.66	\$12.15	\$11.25
Difference From Current Rate of \$7.625/gallon	N/A	\$18.11	\$9.05	\$6.04	\$4.53	\$3.62
Cost for One Single-Family Home Using SCDES R.61-67 App. A 1 ERU = 300 gpd	\$2,300	\$7,720	\$5,005	\$4,100	\$3,645	\$3,375
Difference From Current Total Fee	\$0	\$5,420	\$2,705	\$1,800	\$1,345	\$1,075

Impact Fee During Fiscal Year w/ Phasing (/gallon)					
Phase In Period	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
5 Years	\$11.25	\$14.87	\$18.49	\$22.11	\$25.73
4 Years	\$12.15	\$16.68	\$21.20	\$25.73	
3 Years	\$13.66	\$19.70	\$25.73		
2 Years	\$16.68	\$25.73			
1 Year	\$25.73				

Using Water Meter Size

	CURRENT	Implementation Period (Years)				
		1	2	3	4	5
FY 2026 Per Gallon Amount if Evenly Phased Over Implementation Period (no inflation over period(s))	\$15.25	\$25.73	\$20.49	\$18.74	\$17.87	\$17.35
Difference From Current Rate of \$15.25/gallon	N/A	\$10.48	\$5.24	\$3.49	\$2.62	\$2.10
Cost for One Single-Family Home Per Current OJRSA Schedule of Fees (1) 3/4" meter = 150 gpd	\$2,300	\$3,860	\$3,075	\$2,810	\$2,680	\$2,600
Difference From Current Total Fee	\$0	\$1,560	\$775	\$510	\$380	\$300

Impact Fee During Fiscal Year w/ Phasing (/gallon)					
Phase In Period	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
5 Years	\$17.35	\$19.44	\$21.54	\$23.63	\$25.73
4 Years	\$17.87	\$20.49	\$23.11	\$25.73	
3 Years	\$18.74	\$22.24	\$25.73		
2 Years	\$20.49	\$25.73			
1 Year	\$25.73				

IMPACT FEES CALCULATION SHEET ON FOLLOWING PAGES

¹ Adjusted. Current impact fee is based on \$15.25 per gallon for 150 gallons per day per residence in accordance with OJRSA Schedule of Fees but SC Regulation 61-67 Appendix A Unit Contributory Loadings to All Domestic Wastewater Treatment Facilities uses 300 gallons per day per residence. [150 gpd / 300 gpd = 0.5; \$15.25 per gallon x 0.5 = \$7.625 per gallon]

Facility Name

Project Address: **Street Address, City, SC ZIP** Parcel ID Number: **TMS Number**

Property Owner: **Name** Mailing Address: **Street Address, City, State ZIP** Phone: **Number**

Developer/General Contractor/Engineer: **Name** Mailing Address: **Street Address, City, State ZIP** Phone: **Number** Email: **Address**
Plans Received (Original Set): **Date**

Type of Establishment Per SCDES Regulation 61-67 Appendix A		Hydraulic Loading (GPD)	Number of Units	Total GPD
A	Airport:			
	Per Employee	8		0
	Per Passenger	4		0
B	Apartments, Condominiums, Patio Homes:			
	Four-to-Six (4-to-6) Bedroom (Per Unit) (Per Gina Abbott with DHEC, these are also 300 GPD)	300		0
	Three (3) Bedrooms (Per Unit)	300		0
	Two (2) Bedrooms (Per Unit)	225		0
	One (1) Bedroom (Per Unit)	150		0
C	Assembly Halls: (Per Seat)	4		0
D	Barber Shop:			
	Per Employee	8		0
	Per Chair	75		0
E	Bars, Taverns:			
	Per Employee	8		0
	Per Seat, Excluding Restaurant	30		0
F	Beauty Shop: (to include pet grooming)			
	Per Employee	8		0
	Per Chair	94		0
G	Boarding House, Dormitory: (per resident)	38		0
H	Bowling Alley:			
	Per Employee	8		0
	Per Lane, No Restaurant, Bar, or Lounge	94		0
I	Camps:			
	Resort, Luxury (Per Person)	75		0
	Summer (Per Person)	38		0
	Day, with Central Bathhouse (Per Person)	26		0
	Travel Trailer (Per Site)	131		0
J	Car Wash: (Per Car Washed)	56		0
K	Churches:			
	Per Seat	2		0
	Fellowship Hall with Commercial Kitchen (Per Seat, per OJRSA Policy established August 21, 2000)	5		0
L	Clinics, Doctor's Office:			
	Per Employee	11		0
	Per Patient	4		0
M	Country Club, Fitness Center, Spa: (Per Member)	38		0
N	Dentist Office:			
	Per Employee	11		0
	Per Chair	6		0
	Per Suction Unit; Standard Unit	278		0
	Per Suction Unit; Recycling Unit	71		0
	Per Suction Unit; Air Generated Unit	0		0
O	Factories, Industries:			
	Per Employee	19		0
	Per Employee, with Showers	26		0
	Per Employee, with Kitchen	30		0
	Per Employee, with Showers and Kitchen	34		0
P	Fairgrounds: (Average Attendance, Per Person)	4		0
Q	Grocery Stores: (Per square foot of floor space, unknown occupant. OJRSA Board adopted using the former standard of 200 GPD per 1,000 sqft of floor space on October 5, 2015.)	0.20		0

R	Hospitals:			
	Per Resident Staff	75		0
	Per Bed	150		0
S	Hotels: (Per Bedroom, No Restaurant)	75		0
T	Institutions: (Per Resident)	75		0
U	Laundries: (Self Service, Per Machine)	300		0
V	Marinas: (Per Slip)	23		0
W	Mobile Homes: (Per Unit)	225		0
X	Motels: (Per Unit, No Restaurant)	75		0
Y	Nursing Homes:			
	Per Bed	75		0
	Per Bed, with Laundry	113		0
Z	Offices, Small Stores, Administration Buildings, General: (Per square foot of floor space, unknown occupant. OJRSA Board adopted using the former standard of 200 GPD per 1,000 sqft of floor space on October 5, 2015.)	0.20		0
AA	Picnic Parks: (Average Attendance, Per Person)	8		0
BB	Prison/Jail			
	Per Employee	11		0
	Per Inmate	94		0
CC	Residences: (Per House, Unit)	300		0
DD	Rest Areas, Welcome Centers:			
	Per Person	4		0
	Per Person, with Showers	8		0
EE	Rest Homes			
	Per Bed	75		0
	Per Bed, with Laundry	113		0
FF	Restaurants/Coffee Shops/Cafes/Bakeries/Event Venues (with food service):			
	Not Twenty-Four (24) Hours (Per Seat)	30		0
	Twenty-Four (24) Hour Restaurant (Per Seat)	53		0
	Drive-In (Per Car Served)	30		0
	Vending Machine, Walk-up Deli (Per Person)	30		0
GG	Schools, Day Care:			
	Per Person	9		0
	Per Person, with Cafeteria	11		0
	Per Person, with Cafeteria, Gym, and Showers	15		0
HH	Service Stations:			
	Per Employee	8		0
	Per Car Served	8		0
	Car Wash (Per Car Washed)	56		0
II	Shopping Centers, Large Department Stores, Malls: (Per square foot of floor space, unknown occupant. OJRSA Board adopted using the former standard of 200 GPD per 1,000 sqft of floor space on October 5, 2015.)	0.20		0
JJ	Stadiums, Coliseums: (Per Seat, No Restaurant)	4		0
KK	Swimming Pools: (Per Person, with Sewer Facilities and Showers)	8		0
LL	Theaters: Indoor (Per Seat), Drive-In (Per Stall)	4		0
N/A	Industrial Process Wastewater			0
N/A	Special Requested Discharge			0
N/A	EQUIVALENCY CREDIT (For buildings not registered with OJRSA in Permitted Flow or Equivalency databases due to structure existing prior to Impact Fee Ordinance of 1990 or paid a fee for a prior business)			
Total Gallons Per Day (GPD)				0
Total Equivalent Residential Units (1 ERU=300 GPD) NOTE: PROJECTS THAT CONTRIBUTE MORE THAN 50,000 GPD MUST BE APPROVED BY SCDES				0.00

Impact Fee Per Gallon **\$15.25**

Print Name

Signature

TOTAL IMPACT FEE DUE **\$0.00**