



Operations & Planning Committee Meeting

OJRSA Operations & Administration Building

Lamar Bailes Board Room

March 25, 2025 at 8:15 AM

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

Agenda

- A. Call to Order** – Bob Faires, Committee Chair
- B. Public Session** – Receive comments relating to topics on this agenda. Session is limited to a maximum of 30 minutes with no more than 5 minutes per speaker.
- C. Presentation and Discussion Items** *[May include vote and/or action on matters brought up for discussion]*
 - 1. Update on current projects (Exhibit A) – Chris Eleazer, Director
 - 2. Consider possible increases to impact fees based on discussion at March 6, 2025 board meeting (Exhibit B) – Chris Eleazer, Director
 - 3. Priorities for compliance and capital projects for FY 2026 (Exhibit C) – Chris Eleazer, Director
- D. Action Items to Recommend to the Board for Consideration**
 - None
- E. Executive Director’s Discussion and Compliance Matters** – Chris Eleazer, Director
 - 1. Environmental and regulatory compliance matters
 - 2. Miscellaneous *(if any)*
- F. Committee Members’ Discussion** – Led by Bob Faires, Committee Chair
Discussion can be related to matters addressed in this meeting or for future consideration by the Board or Committee. Voting is not permitted during this session.
- G. Upcoming Meetings** *All meetings to be held in the OJRSA Lamar Bailes Board Room unless noted otherwise.*
 - 1. Finance & Administration Committee – March 25, 2025 at 9:00 AM
 - 2. Board of Commissioners – April 7, 2025 at 4:00 PM
 - 3. Sewer Feasibility Implementation Ad Hoc Committee – April 10, 2025 at 9:00 AM
 - 4. Operations & Planning Committee – April 16, 2025 at 8:30 AM
- H. Adjourn**

FY2025 O&M FUND PROJECTS

CONSENT ORDER ENGINEERING AND OPERATIONS AND MAINTENANCE TASKS

3/18/2025 15:36

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

FY2025 O&M FUND PROJECTS

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

FY2025 O&M FUND PROJECTS

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

FY2025 O&M FUND PROJECTS

CONSENT ORDER ENGINEERING AND OPERATIONS AND MAINTENANCE TASKS

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

FY2025 RESTRICTED FUND PROJECTS

PROJECTS MAY CARRY ACROSS BUDGET YEARS

3/18/2025 15:37

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

FY2025 RESTRICTED FUND PROJECTS

PROJECTS MAY CARRY ACROSS BUDGET YEARS

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

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

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

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

OJRSA METHOD OF CALCULATING TREATMENT ONLY IMPACT FEES DUE

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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MEMORANDUM

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

FROM: Jason Gillespie, P.E.

DATE: August 21, 2023

SUBJECT: Recommendations for Impact Fee

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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Table 4: Impact Fee Comparison Among Upstate Sewer Utilities

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

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

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DEFINITIONS, ACRONYMS, AND FORMAT

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

DEFINITIONS

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

Board means the OJRSA Board of Commissioners.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

ACRONYMS AND ABBREVIATIONS

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

ERU: Equivalent Residential Unit

GPD: Gallons Per Day

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

OJRSA: Oconee Joint Regional Sewer Authority

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

DOCUMENT FORMAT

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

Italics

Title of books, manuals, and other documents

MIX-SIZED CAPITAL LETTERS

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

Underlined Italics

A note of caution or warning

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SECTION 1 – ADOPTION

The *OJRSA Impact Fee Policy* (the “Impact Fee Policy” or “Policy”) shall become effective in accordance with OJRSA Resolution 2024-04. All resolutions or policies (including former impact fee policies) that are in conflict with the provisions of this Resolution or the Policy are hereby repealed to the extent of the conflict or inconsistency or in their entirety where the conflict or inconsistency is not severable from such document.

SECTION 2 – PURPOSE

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

SECTION 3 – POLICY

3.1 ASSESSMENT

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

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

3.2 NONTRANSFERABLE

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

3.3 IMPACT FEE RATES AND REASSESSMENT

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

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

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

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

3.4 PAYMENT AND TIMING

Impact Fees will be paid as described below:

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

3.5 USAGE

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

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

3.6 DISPOSITION

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

3.7 REFUNDS

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

3.8 APPEALS

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

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

REVISION HISTORY

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

Table 1: OJRSA Impact Fee Policy revision history

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

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

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

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

December 2024 (priorities updated February 2025)

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

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

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

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

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