

MINUTES
WATER AND SEWER COMMITTEE MEETING
TOWN OF EDISTO BEACH
March 21, 2023
10:00 a.m.

Present: Jody Kleckley, John David Griffith, David Ballard, Lou Rasmussen, John Drolet

Others Present: Town Administrator Mark Aakhus, Utilities Director Patrick Zemp, Municipal Clerk Dee Stalvey

Call to Order

Chair Kleckley called the meeting to order at 10:00 a.m

Approval of Minutes from January 17, 2023

Mr. Drolet moved to accept the minutes of January 17, 2023. Mr. Ballard seconded this motion, which was approved unanimously.

Old Business

Update on Moratorium

Mr. Zemp noted Lift Station B work is moving right along. The pumps will be delivered today. There have been some noise complaints from residents; therefore, the construction crew began using a quieter bypass pump last week. All is going well. The completion timeline is still for the end of April, no later than mid-May.

Update on Capital Improvements

Town Administrator Aakhus reported the SCIIP grant award notification has been pushed back a bit because the South Carolina General Assembly will vote on additional funding. While the award notification has been postponed, we are hopeful the Town will receive more money. Mr. Aakhus has calendared May 2nd as the date to hold a workshop for this grant. The Mayor, American Engineering, our lobbyist, and Mr. Aakhus are watching this development closely and talking with state officials as needed.

Development of Process for Sewer Tap Approvals

- Sewer Connection Decision Tree – suggested changes?
 - Mr. Aakhus distributed his draft decision tree spreadsheet, and he noted this appears to work. Mr. Ballard agreed that it did work. As we get sewer tap requests, Mr. Aakhus will add it to the spreadsheet. Mr. Ballard noted the spreadsheet identified whether there is sewer access or not, so it works. If there is no access to sewer tap, DHEC needs to approve a septic system. If there is access to sewer tap, DHEC requires the Town to provide the hook-up.
 - Discussion held on identifying buildable lots with sewer access and look at capacity when the moratorium is lifted. Mr. Rasmussen asked about the new bathrooms at Jungle Road Park, and Mr. Aakhus noted that once the moratorium is lifted, the bathrooms will be hooked up to sewer.

- Mr. Zemp noted there is a compound effect the further the taps are from the pumps; for example, the 100 block of Jungle Road involves three or four pumps.
 - Mr. Rasmussen asked about the Wyndham sewer hookups which are already in the system. How many buildable lots in Wyndham have sewer tap approval? Mr. Zemp noted that originally Wyndham built it and paid for it, but the Town took over ownership after that. Pumps A & B were built first; and we do not have accurate information about this because it was built by Wyndham.
 - For the next meeting, we will provide a spreadsheet on open undeveloped buildable lots at Wyndham and outside Wyndham.
 - Mr. Zemp noted duplexes are permitted one tap, and he also noted beachside does not have access to sewer taps, except near Yacht Club Road.
 - Mr. Kleckley asked about whether some of the Wyndham lots can be set-up with septic as opposed to the Town's sewer system. Mr. Zemp reminded the Committee that DHEC must approve this. Mr. Zemp also noted we may be opening the Town up to litigation since agreements which are currently in place mention guaranteed sewer hookups. Mr. Kleckley asked about the possibility of a property owner who agreed to a septic system in order to help the Town with sewer tap capacity, and whether DHEC would approve this. Mr. Zemp replied he has had multiple conversations about this with DHEC, and the bottom line is if sewer is available, they must tap in. Mr. Zemp noted if we are legitimately at capacity, we could ask about this. Once we've hit capacity, we've hit it, and nothing further we can do.
 - Mr. Zemp noted sewer tap certificates transfer but not all on Pompano Street are set-up in this way.
 - Mr. Zemp reminded all that Lift Station A must be constructed/repared before the moratorium can be lifted; perhaps April/May 2024 might be a good possibility for this to occur, but he cannot make any firm commitments on this.
- Draft Application – suggested changes?
 - The Committee reviewed the draft application. No changes were suggested.
 - Mr. Rasmussen moved to accept the decision tree process and the draft application for future sewer tap requests. Mr. Griffith seconded the motion, which passed unanimously.
 - Timeline for notification to residents to begin the sewer tap application process
 - We will have a general timeline for the sewer tap application process once we know about the SCIIP grant.
 - The first phase of Lift Station A is electrical; second phase is the forcemain.
 - Question asked if a homeowner wants to go from septic to sewer? The Committee agreed the homeowner would need to go through the process. The question also asked if we then should count all lots currently on septic potentially requesting to be hooked up to sewer? This is another consideration.
 - Considering she asked months ago to be tapped into our sewer system, we need to let the homeowner at 3612 Yacht Club Road know there is no sewer hook-up at that property.

- The Committee also discussed homeowners who rent their homes and limits on how many individuals can be in a rented home, i.e., 16 people renting a home that has a sewer hook-up for much less capacity.
- Environmental impacts of failed systems
 - DHEC Definition: Mr. Aakhus collected information on DHEC/EPA definitions. Whether or not we use these definitions will be up to this Committee or the Town. Mr. Zemp noted the Town's ordinance may apply to this; therefore, the Committee will review the ordinance at the next meeting.
 - The Committee will discuss further at the next meeting inspections of these systems.

New Business

There was no new business to discuss at this meeting.

Adjournment

Mr. Ballard moved to adjourn the meeting. Mr. Drolet seconded this motion, which was approved unanimously.

The meeting adjourned at 10:41 a.m.

APPROVED BY THE WATER & SEWER COMMITTEE

Dominica Stalvey, Municipal Clerk
April 18, 2023