

MINUTES
WATER AND SEWER COMMITTEE MEETING
TOWN OF EDISTO BEACH
April 18, 2023
10:00 a.m.

Present: Jody Kleckley, Chair; and John David Griffith, David Ballard, Lou Rasmussen, and John Drolet, Committee Members. *Quorum of Members Present.*

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 March 21, 2023

Mr. Ballard moved to accept the minutes of March 21, 2023. Mr. Drolet seconded this motion, which was approved unanimously.

Old Business

Update on Moratorium

Town Administrator Aakhus reported that no new information on the SCIIP grant has been received. We should hear news any day now.

Mr. Zemp noted Pump Station B was substantially complete. The permit inspection was held on April 17, 2023, so he is awaiting final word on the inspection from Patrick Brown. DHEC inspection held last week, and the start-up was conducted last week, and all went well. The engineers need the permit to begin operation.

Update on Capital Improvements

Mr. Aakhus noted the following items:

- The Town's 2023-2024 draft budget was reviewed with Council last week.
- Council has approved a water and rate study by American Engineering Consultants. There will not be a water rate increase over the next six-month period. We will review possible rates again when the study is complete.
- American Engineering will also consider how we will handle all the various projects if we are successful in our SCIIP grant.
- Council is considering a 3% increase on sewer service rates to keep up with inflation.
- Mr. Aakhus noted we need \$1.5 million for Lift Station A. The proposed budget also includes two insertion valve replacements. The panel at Docksite lift station was budgeted last year, and this is also under the SCIIP grant if awarded. If we are not awarded these funds, we will fall back on this budget money. Also, some money has been budgeted for hydrants.

List of Undeveloped Buildable Lots in Wyndham and in the Town

Mr. Aakhus provided the list of undeveloped buildable lots in Wyndham and in the Town, which was put together by the Building Department. Mr. Zemp noted most of these lots are inside Wyndham, and this is not a complete list, but this is a good start. These all have access to a sewer line.

Question asked if all these lots were developed, what impact would this have on capacity? Mr. Zemp replied he needs to run the numbers, but if 3800 square feet homes are built, we will be very close to capacity; and all being built at 3800 square feet is the worst-case scenario. Zemp noted the lots in Wyndham need sewer hookup if available.

DHEC/EPA Definitions and Town Ordinance

Mr. Aakhus distributed DHEC information, and Mr. Zemp distributed related ordinances to Committee members.

Regarding the sewer tap process flowchart and the sewer tap application, Mr. Aakhus will share these documents with Council after Committee approval. The Committee members expressed consensus to share these documents with Council.

Discussion held regarding the sewer tap applications and how these applications should be handled upon receipt. Consensus from the Committee that the applications should be reviewed at staff level, and only shared with the Committee if the flowchart has a bump in it.

Inspections of Septic Systems

The Committee discussed how best to inform homeowners how often septic tanks need to be checked. Perhaps we need to educate people on this when they come in for building permits, etc. We need to know tank size so we can determine how to tell them to best take care of their septic system. Mr. Zemp noted it shouldn't be our responsibility to tell them exactly what to do; we can offer education, but not professional advice. The ordinance and the DHEC packet are items we need to distribute to homeowners so they are aware, but no advice.

Rental Homes/Number of Guests vs. Sewer Capacity

Question was asked if the Town will restrict the number of rental guests in the home? Mr. Aakhus noted he cannot speak for Council, but he believes Council would want education and outreach but nothing else at this point.

Questions asked by Committee members: How do we determine if the lot might be a candidate for septic or not? What determines this on a new residence? Mr. Zemp noted this is for DHEC, and perc test, setbacks, and space are all considered by DHEC. When buying property, is it disclosed whether it is septic or sewer? Mr. Kleckley called Chris Walters, who noted this is a seller's disclosure, which should be checked on the dropdown menu on the MLS.

New Business

Meter Readers

Mr. Aakhus noted Council reached out to legislators to get funding for meter readers, and our lobbyist is working on this as well. We requested \$1.5 million. If our staff installs the meter

readers, it will take a bit of time. If we contract with a company, installation will take a couple of weeks and this is, of course, a more expensive option. We have 2500 meters to change out. As well, there are different options for the type of meter readings we can purchase, some less expensive than others.

Water Taste and Smell

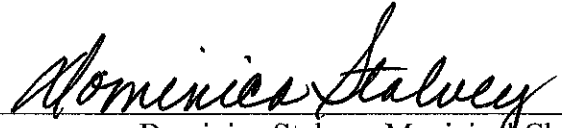
Mr. Griffith noted that he still hears about the taste and smell of the water. He knows Patrick Zemp has been working on this. The taste and smell are noticed more in the morning. Mr. Zemp noted areas of low flow and high flow all contribute to this; he adjusts it a couple of times of weeks and is constantly monitoring it. The flow is the issue.

Adjournment

There being no further business to discuss, Mr. Ballard made a motion to adjourn the meeting, which was seconded by Mr. Drolet. The motion passed unanimously.

The meeting adjourned at 10:44 a.m.

APPROVED BY THE WATER AND SEWER COMMITTEE



Dominica Stalvey, Municipal Clerk

May 16, 2023