

TOWN COUNCIL

STAFF REPORT

Projects and Watershed Resilience Department



MEETING DATE:	September 8, 2026
SUBJECT:	Projects and Watershed Resilience Department Monthly Report
PROJECT MANAGER:	Kimberly Washok-Jones, Department Director

CAPITAL IMPROVEMENTS PROGRAM (CIP) UPDATES

Administrative Update

- No activity to report.

FACILITIES

1. Law Enforcement Center Facility Improvements

- PS coordinating emergency procurement of HVAC.

2. Sarah Riley Hooks Cottage

- Building construction complete except for final clean up and water connections.
- Nix Construction began site construction in June 2026.
- **Next Steps:**
 - o Site construction to be completed in conjunction with the Bridge Street boardwalk construction and expected to be completed in January 2027.

3. New Riverside Barn Park – Public Services Building

- Architectural Plans, Site Development Plans and easements are **complete**.
- **Next Steps:**
 - o Prepare bid solicitations in September 2026 for building and site development construction in FY27.

4. Public Services Expansion and New Watershed Facility

- Obtained wetland surveys to evaluate developable land for expansion.
- No response received from ACOE on jurisdictional wetland determination.
- **Next Steps:**
 - o Exploring alternative locations for Watershed Resilience due to parcel deed restrictions on the Creech Study proposed site.

HOUSING

1. Town of Bluffton Affordable Housing Projects – The May & 115 Bluffton Rd.

- The May – WorkForce State of Mind partnership to construct 12 units at 1095 May River Rd. to be completed in 2027.
- **Next Steps:**
 - o WorkForce State of Mind submitted The May subdivision application to GM for internal review. Review comments were sent back to the applicant on 7/21/26.
 - o Solicitation for next Workforce Housing project at 115 Bluffton Road closed 6/11/26. Executive, Affordable Housing, Finance and GM team conducting interviews.

PARKS

1. Oyster Factory Park

- Bids received for restroom expansion were over budget.
- **Next Steps:**
 - Re-bid pavilion construction contract for restroom expansion in September.

2. Oscar Frazier Park – 2nd Pavilion

- Completion date is planned for October 2026.

3. New Riverside Barn Park – Phase 2 Trails & Disc Golf

- Disc golf construction continues. Tee boxes and baskets are **complete**.
- **Next Steps:**
 - Post solicitation for Phase 2 trails in Summer 2026 with construction in Fall 2026.

4. New River Linear Trail

- BPD enforcing no trespassing until construction is completed in Fall 2026.
- Asphalt of the southern portion of the pathway is **complete** from the New River to Heritage Parkway.
- **Next Steps:**
 - Construction of the northern pathway from Sun City to Heritage Parkway is underway.

5. Buckwalter Place Park Improvements

- Hilton Head Landscape completed major construction of Phase 2 and 3 site improvements.
- **Next Steps:**
 - Park is **complete** and open to the public.

STORMWATER & SEWER

1. Historic District Sewer Extension Phases 4 through 6 – Lawrence, Green and Water Streets

- Main line sewer construction and pump stations for HD Sewer are **complete**.
- **Next Steps:**
 - Update as-builts and submit for approval by BJWSA and DES for a permit to operate.
 - Install service connections and decommission septic tanks.

2. Comprehensive Drainage Plan Improvements

- Draft Engineering Report for Crooked Cove **completed** and comments provided.
- **Next Steps:**
 - Guerrard Cove Engineering Report submittal.
 - Rose Dhu Creek RFQu closed 6/22/26. RFP review of top 3 firms **completed**. Anticipate Council contract approval in October.
 - SCEMD HMGP Grant Application for Huger/Verdier Cove Watershed Study pending.

3. May River Watershed Action Plan Impervious Restoration Water Quality Projects

- Preliminary Design of 9 participating sites **complete**.
- 15 additional sites' concept plans **complete**.
- Internal discussions and review of Impervious Restoration Program policy document completed and Final Draft in development.
- **Next Steps:**
 - Finalize Impervious Restoration Program Policy Document.
 - Collaborate with Director of Procurement for BCSD and private owners' agreement to construct impervious restoration projects at school sites.

4. BJWSA Sewer Projects in May River Watershed

- Stoney Creek/Palmetto Bluff/Alljoy Sewer – BJWSA updates can be found [here](#).

ROADS**1. Pathway Pedestrian Safety Improvements**

- Bid Bluffton Road and New Riverside Drive RRFB's. No qualified bids were obtained.
- **Next Steps:**
 - o Phase 3 additional design of 26 locations continues. Working with SROs and school officials for crossings near schools.
 - o Re-bid Bluffton Road and New Riverside Drive RRFB's with Phase 3 crosswalks.

2. Bridge Street Streetscape

- SCDOT approved lowering speed limit to 25 mph.
- **Next Steps:**
 - o Construction and email communication to stakeholders ongoing.

3. Calhoun Street Streetscape

- Preliminary engineering design is 80% complete and plans submitted to agencies for review and approval.
- **Next Steps:**
 - o Continue easement negotiations with May River Road property owners for main transmission line for underground power.
 - o Continue to coordinate underground power layout and modifications with Dominion Energy and CDDC Design.
 - o Prepare easement acquisition plats for phase 1 in FY26 and begin easement acquisition.
 - o Phased construction planned to begin in FY28 pending budget approval and acquisition of all required easements.

4. Boundary Street Streetscape

- Engineering design is 90% complete and submitted to agencies for review.
- Submitted and obtained approval of SCDES permit amendment moving Lawrence St. drainage outfall to Green St.
- **Next Steps:**
 - o Prepare easement exhibits, appraisals and continue easement negotiations.
 - o Construction to be bid mid-FY27, subject to acquisition of easements and permits.

5. Pritchard Street Drainage Improvements

- BJWSA approval for 8" and 1" water line relocation has been granted, tentative date for road closure and water shut down to perform for this work on 8/24/26, 12-6pm is being coordinated. Contractor installing drainage and performing utility relocation.
- **Next Steps:**
 - o Submit final 319 grant report upon project completion.

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WATERSHED MANAGEMENT/RESILIENCE UPDATES

Administrative Update

- Stormwater Project Manager position advertised. Interviews conducted throughout the end of August.
- Moreno attended the Stormwater Utility Board Meeting and provided Town updates.
- Moreno attended the International Erosion Control Association Southeast Chapter's Board meeting.

1. SC Department of Environmental Services May River Shellfish Harvesting Monitoring Data Year-to-Date and May River Shellfish Harvesting Status Exhibit – *Attachments 1 and 1a*

2. May River Watershed Action Plan Implementation Summary – *Attachment 2, 2a, 2b, and 3*

- The next May River Watershed Action Plan Advisory Committee (WAPAC) meeting is 10/22/26. McCormick Taylor, Inc. will present their Action Plan Stormwater Model Work to the committee.
- May River Watershed Action Plan Stormwater Model:
 - Lewis and Quast met with McCormick Taylor, Inc. to discuss deliverables. Project on-going.
- Water Quality Monitoring:
 - Quast and D'Angola conducted quarterly MS4 sampling in August at fourteen (14) locations. Results pending.
 - SCDES collected shellfish harvesting and Microbial Source Tracking (MST) samples in August. Results pending.
 - Three (3) locations were sampled for MST as part of an illicit discharge detection and elimination (IDDE) investigation. No pertinent results to report.
 - Targeted MST Sampling Program:
 - Targets potential human, dog, deer, horse, and bird fecal sources.
 - Staff collect samples during five (5) wet and dry weather events to characterize each subwatershed.
 - Includes the collection of MST, bacteria, and nutrient samples, and *in-situ* parameters.
 - All dry sampling events for the current coves have been completed. Additional samples will only be collected during qualifying wet weather conditions.
 - A total of thirteen (13) Targeted MST locations were collected during this reporting period.
- Meetings:
 - Lewis attended University of South Carolina Beaufort (USCB) Student Research Symposium. Town of Bluffton recognized as partner and funding that contributed to student research.

3. Resilience

- Resilience Plan:
 - Task 1 underway. Routine progress meeting held in August.
- Wetlands and Resiliency Ordinances:
 - Resilience outcomes to be discussed at October Town Council Workshop.
- Wetland Restoration Study:
 - RFP closed and evaluations **complete**. The firm has been selected, and contract negotiations are ongoing. Work is expected to commence after Council's mid-year budget amendment in the fall.
- Lewis submitted a photo of the SECOORA water elevation meter to the Southeast Stormwater Association (SESWA) for their annual photo contest to showcase stormwater projects throughout the Southeast.
- Lewis and Moreno submitted two abstracts to the Lowcountry Resilience Conference.
- Meetings:

- Lewis and Moreno presented as part of a webinar on South Carolina wetlands, hosted by the South Carolina Wildlife Federation and South Carolina Conservation Coalition.
- Lewis attended the Southern Lowcountry Regional Collaborative (SLRC) meeting in August.
- Lewis shared details with Zora Diaz of SECOORA regarding the Town of Bluffton's water elevation meter at the Calhoun Street dock. Zora plans to publish a new story highlighting the Town's data.

Municipal Separate Storm Sewer System (MS4) Program Update

1. MS4 Minimum Control Measure (MCM) - #1 Public Education and Outreach and MCM – #2 Public Participation and Involvement

- Quast finalized all partnerships for fall Beach Sweep/River Sweep scheduled for 9/19/26. Social media event created and press release information provided to Communications.

2. MS4 MCM – #3 Illicit Discharge Detection and Elimination

- E. coli Concentrations Trend Map – **Attachment 4a**
- Monthly Microbial Source Tracking (MST) Map – **Attachment 4b**
- Illicit Discharge Investigations – **Attachment 4c**

3. MS4 MCM – #4 Construction Site Stormwater Runoff Control – Attachment 5

4. MS4 MCM – #5 Stormwater Plan Review and Related Activity – Attachment 6

5. MS4 MCM – #6 Good Housekeeping (Staff Training/Education)

- Sease received his drone pilot's recertification.

6. MS4 MCM – #6 Good Housekeeping (Ditch, Drainage and Roadside Maintenance)

- Public Services performed weekly street sweeping on Calhoun St., Highway 46, Bruin Rd., May River Rd., Pin Oak St., and curbs/medians on Simmonsville and Buck Island Rds.
- Performed ditch inspections.
 - Buckwalter ditch (917 LF)
 - Arrow ditch (2,569 LF)
 - Red Cedar ditch (966 LF)
 - Buck Island roadside ditch (15,926 LF)
 - Simmonsville roadside ditch (13,792 LF)
- Ongoing roadside mowing, litter clean-up and maintenance of Masters' Way, McCracken Circle, Hampton Parkway, Buck Island and Simmonsville Rds., Goethe Rd., Shults Rd., Jason and Able Sts., Whispering Pine Rd., May River Rd., and Eagles Field.

7. Citizen Request for Watershed Management Services & Activities – Attachment 7

Attachments

1. SCDES Shellfish Harvesting Monitoring Data Year-to-Date
 - a. SCDES May River Shellfish Harvesting Status Exhibit
2. May River Watershed Action Plan Implementation Summary
 - a. Cumulative Targeted Microbial Source Tracking (MST) Results Table
 - b. Targeted MST Sampling Sites Reference Map
3. May River Watershed Action Plan Advisory Committee – WAPAC Meeting Schedule
4. MS4 Minimum Control Measure #3 – Illicit Discharge Detection and Elimination
 - a. E. coli Concentrations Trend Map
 - b. Monthly Microbial Source Tracking Cumulative Results Map – All Sources
 - c. Illicit Discharge Investigations
5. MS4 Minimum Control Measure #4 – Construction Site Stormwater Runoff Control
6. MS4 Minimum Control Measure #5 – Stormwater Plan Review and Related Activity
7. Citizen Request for Watershed Management Services and Activities Map
8. CIP Master Project Schedules

SCDES Shellfish Harvesting Monitoring Data Year-to-Date
May River Headwaters Shellfish Stations

	19-19				19-19A				19-19B				19-19C				19-24				19-16			
	2023	2024	2025	2026	2023	2024	2025	2026	2023	2024	2025	2026	2023	2024	2025	2026	2023	2024	2025	2026	2023	2024	2025	2026
	Fecal Coliform (MPN)	Fecal Coliform (MPN)	Fecal Coliform (MPN)	Fecal Coliform (MPN)	Fecal Coliform (MPN)	Fecal Coliform (MPN)	Fecal Coliform (MPN)	Fecal Coliform (MPN)	Fecal Coliform (MPN)	Fecal Coliform (MPN)	Fecal Coliform (MPN)	Fecal Coliform (MPN)	Fecal Coliform (MPN)	Fecal Coliform (MPN)	Fecal Coliform (MPN)	Fecal Coliform (MPN)	Fecal Coliform (MPN)	Fecal Coliform (MPN)	Fecal Coliform (MPN)	Fecal Coliform (MPN)	Fecal Coliform (MPN)	Fecal Coliform (MPN)	Fecal Coliform (MPN)	Fecal Coliform (MPN)
December	33.0	NS	70.0		33.0	NS	17.0		7.8	NS	2.0		13.0	NS	6.1		7.8	NS	6.8		17.0	NS	2.0	
November	13.0	170.0	13.0		2.0	130.0	23.0		4.5	170.0	4.0		4.5	49.0	4.5		2.0	79.0	46.0		4.5	33.0	4.5	
October	33.0	49.0	70.0		23.0	17.0	170.0		17.0	13.0	70.0		33.0	2.0	70.0		2.0	11.0	79.0		6.8	17.0	13.0	
September	23.0	33.0	31.0		13.0	240.0	49.0		13.0	13.0	7.8		7.8	7.8	14.0		17.0	22.0	33.0		13.0	130.0	2.0	
August	23.0	33.0	220.0		49.0	23.0	49.0		6.8	23.0	79.0		13.0	49.0	79.0		23.0	49.0	33.0		2.0	13.0	7.8	
July	350.0	31.0	70.0	33.0	920.0	31.0	79.0	23.0	70.0	32.0	350.0	11.0	49.0	32.0	130.0	7.8	33.0	33.0	21.0	4.0	17.0	32.0	11.0	4.5
June	14.0	7.8	170.0	14.0	7.8	7.8	170.0	33.0	23.0	6.8	110.0	7.8	13.0	4.5	49.0	6.8	33.0	2.0	23.0	33.0	13.0	2.0	6.8	7.8
May	23.0	27.0	33.0	22.0	33.0	22.0	170.0	22.0	17.0	23.0	79.0	11.0	13.0	17.0	21.0	11.0	33.0	7.8	49.0	23.0	21.0	4.0	4.5	7.8
April	170.0	49.0	NS	2.0	130.0	17.0	NS	17.0	110.0	17.0	NS	7.8	70.0	4.0	NS	7.8	NS	11.0	NS	11.0	7.8	23.0	NS	2.0
March	23.0	49.0	240.0	49.0	49.0	31.0	46.0	70.0	17.0	11.0	23.0	33.0	17.0	4.5	7.8	17.0	17.0	22.0	13.0	6.8	17.0	4.5	4.0	13.0
February	540.0	49.0	33.0	7.8	350.0	49.0	49.0	2.0	240.0	11.0	79.0	6.8	240.0	22.0	79.0	2.0	33.0	7.8	13.0	1.8	33.0	11.0	17.0	2.0
January	33.0	49.0	NS	23.0	33.0	23.0	NS	4.5	13.0	4.5	NS	4.5	33.0	4.5	NS	7.8	7.8	7.8	NS	1.8	4.5	2.0	NS	2.0
** Truncated GeoMetric Mean	38.0	39.0	47.0	37.0	30.0	30.0	41.0	33.0	17.0	16.0	22.0	18.0	16.0	14.0	18.0	13.0	9.0	10.0	17.0	14.0	8.0	10.0	8.0	6.0
** Truncated 90th Percentile	211.0	187.0	168.0	138.0	152.0	163.0	193.0	132.0	77.0	79.0	111.0	91.0	71.0	74.0	79.0	57.0	44.0	47.0	58.0	55.0	26.0	38.0	31.0	26.0

NS = No Sample

SCDES Regulatory Requirements:

Geometric Mean ≤ 14

90th Percentile ≤ 43

**** Town staff calculations utilizing SCDES statistics**

Note:

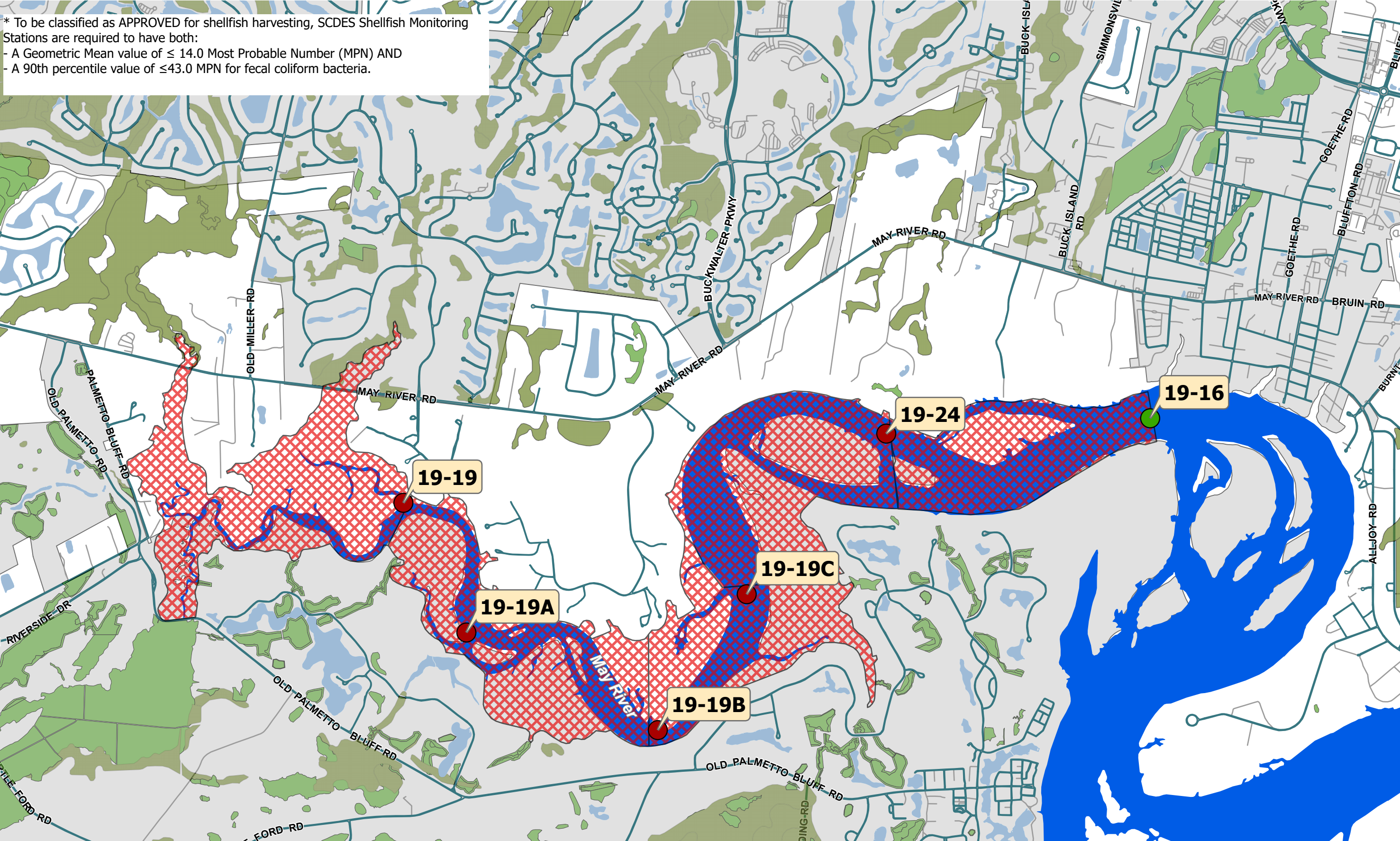
December 2025 ends the data collection period for 2026 shellfish harvesting season.

December 2026 ends the data collection period for 2027 shellfish harvesting season.

2025 fecal coliform data is part of the 2026 classification data collection period.

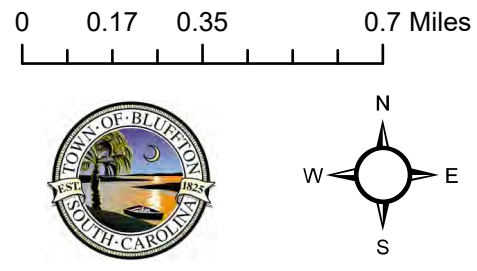
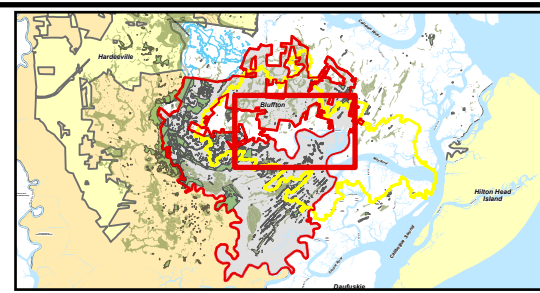
2026 fecal coliform data is part of the 2027 classification data collection period.

* To be classified as APPROVED for shellfish harvesting, SCDES Shellfish Monitoring Stations are required to have both:
- A Geometric Mean value of ≤ 14.0 Most Probable Number (MPN) AND
- A 90th percentile value of ≤ 43.0 MPN for fecal coliform bacteria.



- | | |
|--|---|
|  Town Bluffton Jurisdiction |  Water |
|  Beaufort County Jurisdiction |  Wetlands |
|  Restricted 2025/2026 Shellfish Season |  Open Shellfish Monitoring Station |
|  Streets |  Closed Shellfish Monitoring Station |

**SCDES SHELLFISH
HARVESTING STATUS**
Town of Bluffton
Beaufort County, SC
Date: 9/17/2025 9:28 AM



May River Watershed Action Plan Update & Modeling Report (MRWAP) Implementation Summary

1. MRWAP Background

- *May River Watershed Action Plan Update & Modeling Report (MRWAP)* was completed November 2020.
- Town Council adopted the MRWAP as a supporting document to the Comprehensive Plan in February 2021.
- The Action Plan Update & Modeling Report included the development of watershed-water quality models (WQ Model) for the four (4) May River Headwaters subwatersheds (Stoney Creek, Rose Dhu Creek, Duck Pond, and Palmetto Bluff) where the shellfish impairments are located.
- The purpose of the modeling effort was to better understand fecal coliform (FC) fate and transport in the Headwaters subwatersheds to develop strategies ultimately intended to open all shellfish stations to harvesting. To capture the variety of storm events and environmental conditions, the Project Team developed a continuous simulation of both water quantity and quality.
- The MRWAP included new water quality improvement projects resulting from the WQ Model. Additionally, the potential fecal bacteria reduction benefits of septic to sewer conversion in the four (4) Headwaters subwatersheds were modeled.

2. Septic to Sewer Project Recommendations/Evaluations

Background:

- The MRWAP evaluated four (4) septic to sewer conversion projects in the Rose Dhu Creek and Stoney Creek subwatersheds:
 - Cahill
 - Gascoigne
 - Stoney Creek
 - Pritchardville
- These projects overlap with 42 subcatchments in the Stoney Creek watershed and 11 in Rose Dhu Creek. Based on WQ Model outputs, these projects alone may potentially reduce FC loading by 3.46×10^{13} FC per year.
- The estimated septic to sewer conversion costs of these projects is \$5.5 million.

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Update: Stoney Creek/Palmetto Bluff Sewer Partnership

- BJWSA is the Project Manager as the awardee of the RIA-SCIIP grant.
- **Next Steps:**
 - BJWSA updates can be found at: <https://bjwsa.org/251/Go2Sewer-for-a-Cleaner-Stoney-Creek>

3. MRWAP Impervious Restoration Water Quality Projects

Task 1: MRWAP Eleven (11) Proposed Projects Background

- Eleven (11) project sites (incorporating various individual BMPs) were selected in consultation with the Town (prioritizing subcatchments with FC bacteria hotspot and/or large impervious areas). These sites were evaluated in terms of the potential benefits gained by retrofitting to meet the 95th percentile storm retention, to the maximum extent possible, under the proposed Impervious Area Restoration/Stormwater Retrofit Program.
- Based on WQ Model outputs, these projects alone may potentially reduce FC loading by
 - 2.99×10^{14} FC reduction for the Full SWRv (entire sub-basin drainage area catchment).
 - 2.53×10^{14} FC reduction for the Reduced SWRv projects (impervious area drainage area of sub-basin catchment).
- The estimated Full SWRv projects costs is \$32.7 million and the estimated cost of Reduced SWRv projects is \$22.6 million.
- Currently the Towns' Impervious Restoration Program is targeting Reduced SWRv for future projects.

Task 1: MRWAP Eleven (11) Proposed Projects Update

- Eleven (11) proposed project sites Rose Dhu Creek (6 projects) and Stoney Creek (5 projects):
 - All geotechnical work, evaluations, site assessments, planning, engineering, and preliminary designs for the 8 original sites is **complete**.
 - Bluffton Early Learning Center (BELC).
 - Boys and Girls Club of Bluffton (BGC).
 - Benton House (BH).
 - Bluffton High School (BHS).
 - Buckwalter Recreation Center (BRC).
 - ~~Lowcountry Community Church (LCC).~~ **Declined to Participate.**
 - McCracken Middle School/Bluffton Elementary School (MMSBES).
 - May River High School.
 - ~~One Hampton Lake Apartments (OHLA).~~ **Declined to Participate.**
 - Pritchardville Elementary School (PES).

- ~~Palmetto Pointe Townes (PPT)~~. **Declined to Participate.**
- Next Steps:
 - Met with consultant for revisions and continue to finalize Impervious Restoration Program Policy Document.
 - Continue to collaborate with Director of Procurement for an agreement with BCSD and Private Owners to construct impervious restoration projects at school sites.
 - FY27 includes funding for one (1) May River Watershed Action Plan Project.

Task 2: Identify Fifteen (15) New Project Sites Background

- Identify 15 new project sites for Town of Bluffton Impervious Restoration/BMP Retrofit Projects.
- The Town wishes to identify an additional 15 project sites located within the municipal limits of Bluffton for the Impervious Restoration/BMP Retrofit Program. However, the criteria for site selection will be considered to be more “low hanging fruit” based on the following:
 - Within Town of Bluffton Municipal limits.
 - Soils – sandy soils with high infiltration rates offer the biggest bang for the buck for water quality treatment/improvement. Utilizing soil survey and other information target sites where infiltration can be maximized on-site.
 - Public or governmental agency land/property owner (not SCDOT RoW).

Task 2: Identify Fifteen (15) New Project Sites Update

- 15 project sites concept plan development completed.
- Next Steps:
 - Met with consultant for revisions and continue to finalize Impervious Restoration Program Policy Document.
 - Collaborate with the Director of Procurement for the Beaufort County School District and private owners’ agreement to construct impervious restoration projects at school sites.

Task 3: MRWAP Impervious Restoration Policy Documents Background

- MRWAP Section 5.4.4. Stormwater BMP Retrofit Projects of the May River Watershed Action Plan Update and Model Report identifies potential Impervious Restoration/BMP Retrofit projects located on Public and Private Land. As mentioned earlier, one of the primary site selection criteria, at time of report development, was to identify sites with large impervious areas so that pollutant load reductions could be estimated and the benefits of such projects on stormwater quality quantified/estimated, if implemented into construction. Generally, Public Funds are not expended to improve private property nor is Town of Bluffton funding generally expended on Public Land owned by another

government entity. In order for such projects identified in Section 5.4.4. to move forward in the interest of improved water quality and for the overall benefit and welfare of the constituents of the Town of Bluffton, Policy Documents need to be formulated that establishes the parameters of such a Program to be initiated and implemented.

Task 3: MRWAP Impervious Restoration Policy Documents Update

- Impervious Restoration Program Policy Document Draft submitted and under review. Fee-in-Lieu Program Policy Document - Adopted into the FY26 Master Fee Schedule at the July 2025 Town Council Meeting.
- As Adopted:
 - As part of the SoLoCo Stormwater Design Manual, developers may submit for MEP when the proposed development site has constraints or limitations to which prevent SoLoCo Stormwater Design Manual requirements from being met, specifically stormwater retention volume (SWRv) requirements. SWRv is the volume of stormwater runoff that a stormwater management system can store and treat to improve water quality. The MEP submittal must provide documentable evidence of the process the applicant has performed that demonstrates the restrictions to the use and implementation of the Best Management Practices (BMPs) to meet the SWRv requirements.
 - When a development project cannot accommodate the required SWRv due to on-site constraints identified in the approved MEP analysis, the developer is required to pay a Fee-In-Lieu (FIL) to the Town of Bluffton for the shortfall according to the FIL fee schedule has been adopted as part of the Master Fee Schedule. Funds collected through FIL payments will then be used by the Town to fund other qualified uses that protect water quality within the same watershed as the original project including:
 - The construction and maintenance of impervious restoration program water quality BMPs;
 - Purchase of land for increased conservation areas, application of Better Site Design to the approved Master Plan, buffers, undisturbed open space, and natural resource of significance areas, and
 - Purchase of development rights.
 - FIL payment is based on and equal to a unit of SWRv in cubic feet or designating a conservation area/easement area that protects a qualified natural resource that would otherwise require the same SWRv treatment if developed. The monetary value for a unit of SWRv is based on the current and typical costs for land as well as associated costs for design, construction, construction management, Town program management, post-construction inspection, and ongoing maintenance of water quality BMPs. The SWRv FIL rate is found in the Town's Master Fee Schedule, under Section VII "Stormwater Management Fees," allowing for annual

review and updates as needed based on the Consumer Price Index (CPI) or based on updated information regarding the cost of water quality BMP construction and maintenance, changes in the construction industry, availability of supplies, etc. If the developer and/or private property owner take responsibility for maintaining the BMP or provide land, then the associated cost for a unit of SWRv could be lessened accordingly.

Item/Description	Fee
Fee-In-Lieu (FIL) For projects with an approved Maximum Extent Practicable (MEP) submittal, the FIL amount is calculated based on an applicant's shortfall, in cubic feet (CF), of the required Stormwater Retention Volume (SWRv).	\$151.92/CF of SWRv

- ToB CIP Project Impervious Restoration Program & Incentives – Draft document in process.
- ToB SWRv Credit Trading Program - (under evaluation)

4. Other, Related MRWAP Recommendations

Background:

- The Town should incorporate volume reduction BMPs (those that encourage infiltration) within existing and future CIP projects to the maximum extent practical (MEP), especially for project locations with well-drained soils (HSG A or B).

Other, Related MRWAP Recommendations Update:

- Town is in progress of incorporating volume reduction BMPs within existing and future CIP projects to the MEP. Specific projects currently in progress include:
 - Bridge Street Streetscape Project
 - Water quality monitoring has been completed.
 - Pritchard Street Streetscape and Drainage Improvement Project
 - Incorporated Infiltration BMPs within the project to capture and treat 1.95" of rainfall over impervious surfaces within the project area, prior to discharge into Heyward Cove.
 - Awarded Section 319 Grant from SCDES to cost-share cost of construction of proposed water quality BMPs. Submitted 319 grant report.
 - Construction and administration are on-going.

5. MRWAP Water Quality Program Recommendations Update

Background:

- Section 5.0 of the MRWAP included recommendations for the Town of Bluffton to improve upon their existing monitoring program (concentration and source typing) and flow.

MRWAP Water Quality Program Recommendations Update:

- 5.1.1 In-House Microbial Source Tracking:
 - Staff have collaborated with Dr. Tye Pettay and the USCB Microbial Source Tracking (MST) Laboratory to develop new markers for tracking fecal contamination in the May River Watershed. The primary goal is to identify the sources of bacteria and establish effective mitigation plans. The human genetic marker remains the main focus of the Town's MST sampling program, as it poses the greatest risk to human health.
 - With the introduction of the new MST markers, Town staff have initiated a targeted MST sampling program, starting with the Crooked Cove subwatershed. The Town has now expanded this program into the Heyward, Huger, and Verdier Cove subwatersheds. The MST Program examines multiple potential sources of contamination, including human, dog, deer, horse, and bird waste. Staff are collecting samples during five (5) wet weather events and five (5) dry weather events to characterize each subwatershed.
 - All five (5) dry weather events have been completed for these subwatersheds, leaving only the wet weather events to be collected. Staff continue to focus on interpreting the MST results and developing new educational initiatives before transitioning the MST targeted sampling program to additional subwatersheds.
- 5.1.2 Future (New) Bacteria Monitoring Locations & 5.1.3 Future (New) Water Flow Monitoring Locations
 - Town staff have finalized all bacteria and flow monitoring data collection efforts recommended in sections 5.1.2 and 5.1.3 of the May River Watershed Action Plan Model Report. These efforts aim to improve/calibrate the Town's stormwater model with a comprehensive dataset.
 - **Previous MRWAP Update:**
 - The contract for work associated with the calibration of the Town's May River Watershed Action Plan model has been executed. Work was awarded to McCormick Taylor, Inc.
 - A 1D 2024 PCSWMM Water Quality Model for the May River headwaters (Rose Dhu Creek, Stoney Creek, Palmetto Bluff, and Duck Pond) has been

created and delivered to the Town. In-person PCSWMM training was held with the consultant team.

O Current 5.1.2 & 5.1.3 Update

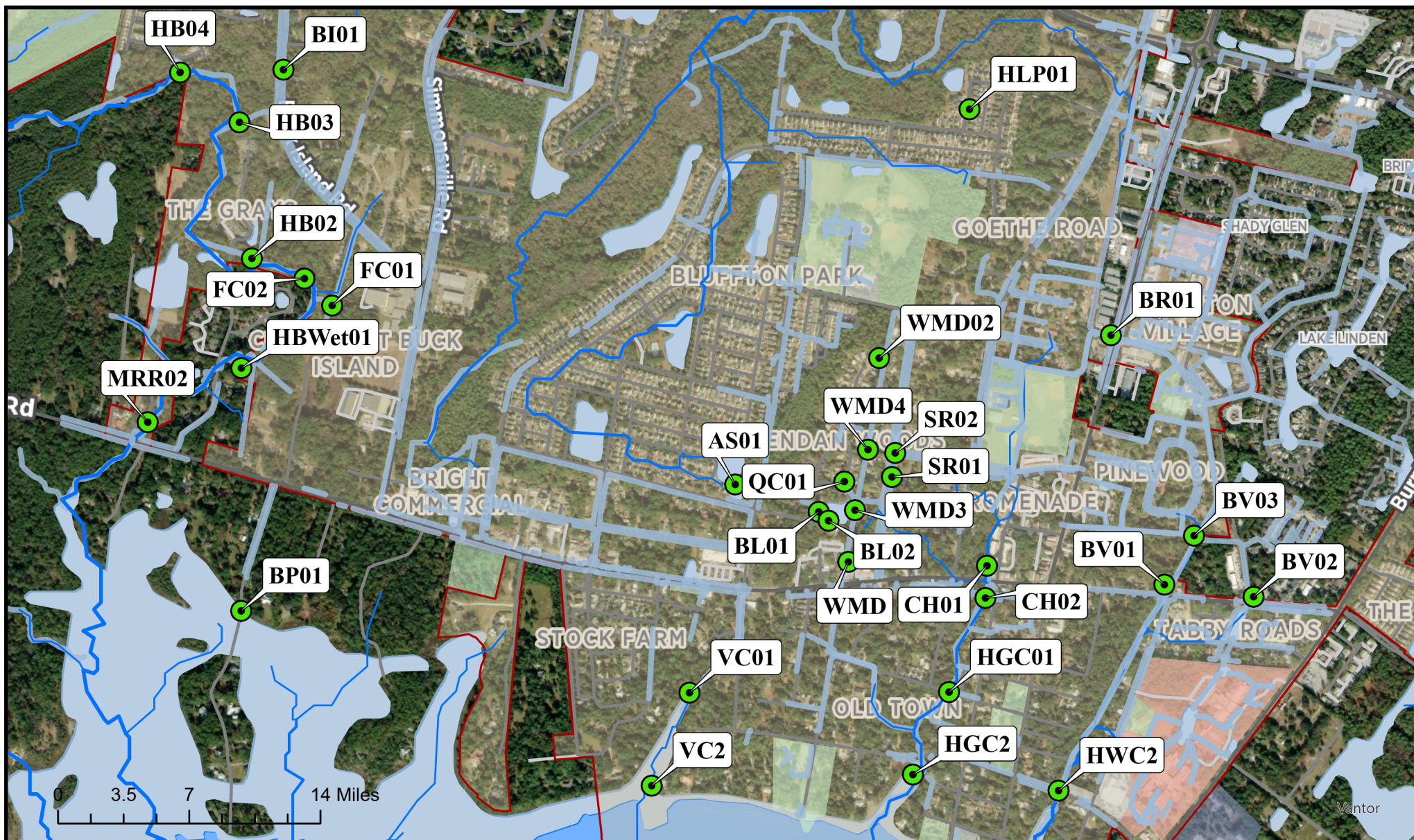
- Compare PCSWMM model outputs with the Town's 2018 and 2002 XPSWMM Water Quality Models in process. Met with consultant team in July 2026 to discuss staff comments and next steps.

O Next Steps:

- Analyze proposed May River water quality improvement projects as designed to validate anticipated improvements.
- This initiative is part of the WAPAC FY27-FY28 Strategic Plan. The Town's consultant team is expected to present to the WAPAC at the October meeting.

			Summary of All Targeted Microbial Source Tracking Marker Results To-Date									
			Human		Dog		Bird		Deer		Horse	
Sub-basin	Sampling Location	Location Description	Human (Number Times Detected/ Number Times Analyzed)	Percent of the Time Human Detected at Sampling Location	Dog (Number Times Detected/ Number Times Analyzed)	Percent of the Time Dog Detected at Sampling Location	Bird (Number Times Detected/ Number Times Analyzed)	Percent of the Time Bird Detected at Sampling Location	Deer (Number Times Detected/ Number Times Analyzed)	Percent of the Time Deer Detected at Sampling Location	Horse (Number Times Detected/ Number Times Analyzed)	Percent of the Time Horse Detected at Sampling Location
SCDES May River Shellfish Stations	19-19	May River at First Dock in Headwaters past Bluff	5/89	5.62%	2/24	8.33%	7/24	29.17%	3/25	12.00%	0/19	0.00%
	19-19A	Unnamed Tributary near SW corner of Gascoigne Bluff	3/87	3.45%	5/23	21.74%	4/22	18.18%	3/23	13.04%	0/19	0.00%
	19-19B	Bend in May River nearest the high bluff of Palmetto Bluff	4/87	4.60%	6/23	26.09%	3/21	14.29%	1/22	4.55%	1/19	5.26%
	19-19C	First Unnamed Tributary leading from Gascoigne Bluff	4/87	4.60%	2/23	8.70%	3/21	14.29%	1/22	4.55%	0/19	0.00%
	19-24	May River at Southern End of Crane Island	1/89	1.12%	2/27	7.41%	8/26	30.77%	0/19	0.00%	0/19	0.00%
Crooked Cove	HB04	Wetland area behind The Gray's Apartments	2/5	40.00%	1/5	20.00%	0/5	0.00%	5/5	100.00%	0/5	0.00%
	BI01	Buck Island Road Ditch	0/10	0.00%	6/10	60.00%	0/10	0.00%	6/10	60.00%	0/10	0.00%
	HB03	Wetland area behind The Gray's Apartments	1/7	14.29%	3/7	42.86%	0/7	0.00%	4/7	57.14%	1/7	14.29%
	HB02	Entrance to The Gray's Apartments	3/9	33.33%	5/9	55.56%	0/9	0.00%	3/9	33.33%	0/9	0.00%
	FC02	Frierson's Circle	2/10	20.00%	6/10	60.00%	3/10	30.00%	4/10	40.00%	0/10	0.00%
	HBWET01	Wetland area at Vista View Apartments	3/10	30.00%	3/10	30.00%	1/10	10.00%	3/10	30.00%	0/10	0.00%
	MRR02	Drainage ditch next to Cahill's	1/10	10.00%	8/10	80.00%	0/10	0.00%	4/10	40.00%	0/10	0.00%
	FC01	Frierson's Circle	1/9	11.11%	1/9	11.11%	0/9	0.00%	1/9	11.11%	0/9	0.00%
	BP01	Buck Point Road	0/5	0.00%	4/5	80.00%	0/5	0.00%	1/5	20.00%	0/5	0.00%
Heyward Cove	BR01	Drainage ditch near Taylor's Warehouses on Bluffton Rd	2/10	20.00%	5/10	50.00%	0/10	0.00%	0/10	0.00%	0/10	0.00%
	BV01	Drainage ditch at the intersection of Bruin Rd and Pritchard St	1/10	10.00%	6/10	60.00%	0/10	0.00%	1/10	10.00%	0/10	0.00%
	BV02	Drainage ditch at intersection of Hawkes Rd and Pritchard St	1/9	11.11%	2/9	22.22%	0/9	0.00%	0/9	0.00%	0/9	0.00%
	BV03	Drainage ditch at the end of Hawkes Rd	0/9	0.00%	5/9	55.56%	0/9	0.00%	1/9	11.11%	0/9	0.00%
	HWC2	Heyward Cove overpass on Bridge St	4/6	66.67%	6/6	100.00%	1/6	16.67%	1/6	16.67%	0/6	0.00%
Huger Cove	HGC01	Drainage ditch on Lawrence St	4/10	40.00%	6/10	60.00%	0/10	10.00%	0/10	0.00%	0/10	0.00%
	CH01	Ditch that connects behind the promenade to May River Rd	0/1	0.00%	0/1	0.00%	0/1	0.00%	0/1	0.00%	0/1	0.00%
	CH02	Outfall from May River Rd into promenade drainage system	0/1	0.00%	1/1	0.00%	0/1	0.00%	0/1	0.00%	0/1	0.00%
	HGC2	Huger Cove overpass on Bridge St	3/7	42.86%	5/7	71.43%	0/7	0.00%	0/7	0.00%	0/7	0.00%

Verdier Cove	HLP01	Pond on Honey Locust Ave	0/8	0.00%	3/8	37.50%	0/8	0.00%	0/8	0.00%	0/8	0.00%
	SR01	Drainage ditch off Shultz Rd	0/4	0.00%	1/4	25.00%	0/4	0.00%	0/4	0.00%	0/4	0.00%
	SR02	Drainage ditch that leads from Shultz Rd to the ditch behind the Watershed Management Division	0/1	0.00%	0/1	0.00%	0/1	0.00%	0/1	0.00%	0/1	0.00%
	AS01	Pond at corner of Able St and Pin Oak St	0/8	0.00%	1/8	12.50%	0/8	0.00%	1/8	12.50%	0/8	0.00%
	WMD	Drainage ditch adjacent to Watershed building	5/6	83.33%	1/6	16.67%	3/6	50.00%	1/6	16.67%	0/6	0.00%
	WMD2	Beginning of drainage ditch running behind the Watershed building	0/3	0.00%	1/3	33.33%	0/3	0.00%	2/3	66.67%	0/3	0.00%
	WMD3	Middle of drainage ditch running behind the watershed building	2/2	100.00%	0/2	0.00%	1/2	50.00%	1/2	50.00%	0/2	0.00%
	WMD4	Middle of drainage ditch running behind the watershed building	0/1	0.00%	0/1	0.00%	0/1	0.00%	0/1	0.00%	0/1	0.00%
	VC01MH	Verdier Cove outfall on Thomas Heyward St	0/8	0.00%	2/8	25.00%	0/8	0.00%	1/8	12.50%	0/8	0.00%
	VC2	Kayak dock in Stock Farm	0/4	0.00%	1/4	25.00%	0/4	0.00%	0/4	0.00%	0/4	0.00%
	BL01	Manhole in front of 12 and 14 Brenden Ln	0/3	0.00%	1/3	33.33%	0/3	0.00%	0/3	0.00%	0/3	0.00%
	QC01	Manhole in front of 6 and 8 Quinn St	0/3	0.00%	1/3	33.33%	0/3	0.00%	0/3	0.00%	0/3	0.00%



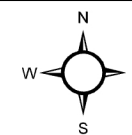
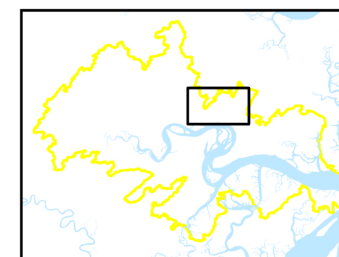
LEGEND:

- Active Location
- Drainage Channel or Pipe
- Streams
- Pond, Lagoon, or River
- Bluffton Jurisdiction
- May River Watershed

Targeted MST Sampling Sites

Reference Map

Town of Bluffton
Beaufort County, SC





TOWN OF BLUFFTON

MAY RIVER WATERSHED ACTION PLAN ADVISORY COMMITTEE 2026 Meeting Schedule

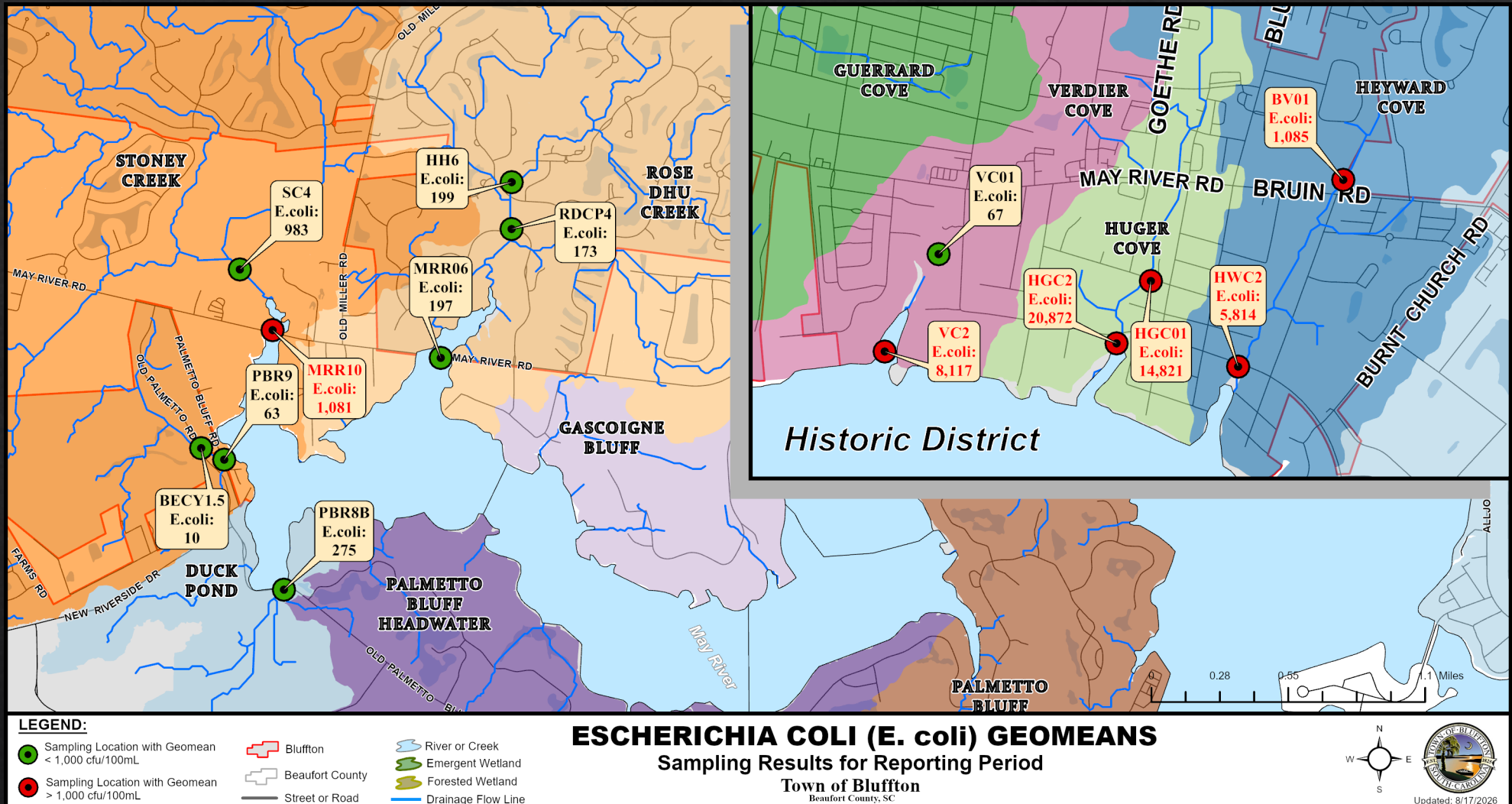
MEETING DATES
January 22, 2026
March 9, 2026, 10am – 12:30pm
April 23, 2026
July 23, 2026
October 22, 2026

REGULAR MEETINGS ARE HELD THE 4th THURSDAY OF EACH MONTH AT 3:00 P.M.
EXCEPT MARCH

Please Note:

Meetings will be held on scheduled meeting dates unless otherwise advertised with FOIA compliance.

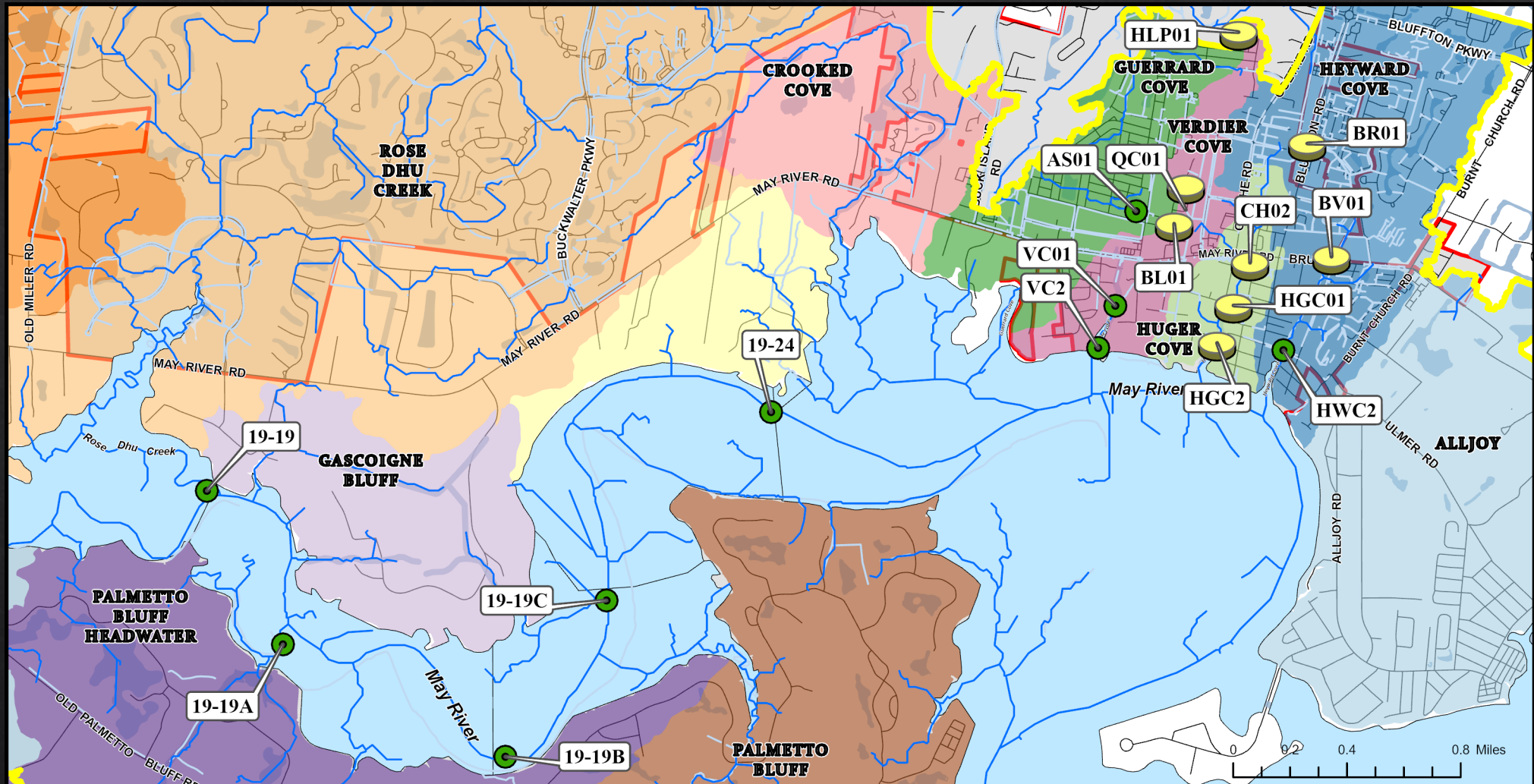
MS4 Minimum Control Measure #3 – IDDE: *E. coli* Concentrations Trend Map



	Water Quality (WQ) Samples Collected	USCB-WQ Laboratory Results	Microbial Source Tracking (MST) Samples Collected	USCB-MST Laboratory Results	MS4 Quarterly WQ Samples Collected	MS4 Quarterly WQ Laboratory Results
FY 2027 YTD	126	240	26	130	0	0

Totals exclude *in situ* parameters.

MS4 Minimum Control Measure #3 – IDDE: Microbial Source Tracking (MST) Map – Cumulative Results

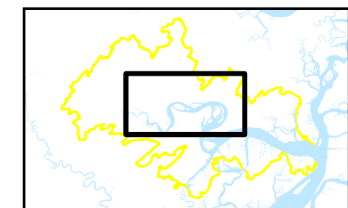
**LEGEND:**

- Bluffton
- Beaufort County
- May River Watershed
- River or Pond
- Stream
- Drainage
- Street or Road

Location With MST Detection
and Detected Source:

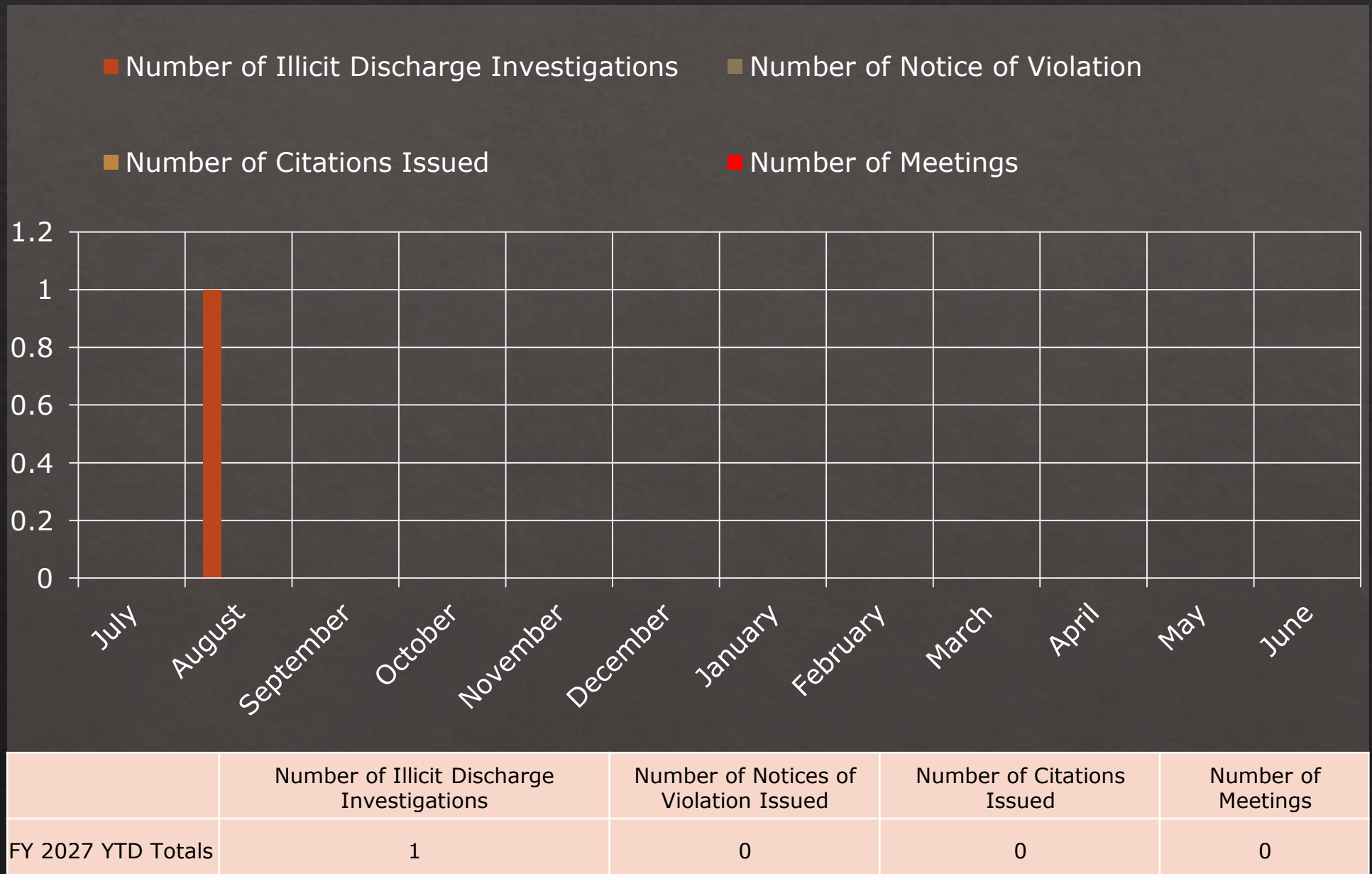
- Human
- Bird
- Deer
- Dog
- Horse
- Location Without MST Detection

MICROBIAL SOURCE TRACKING (MST) Sampling Results for Reporting Period Town of Bluffton Beaufort County, SC

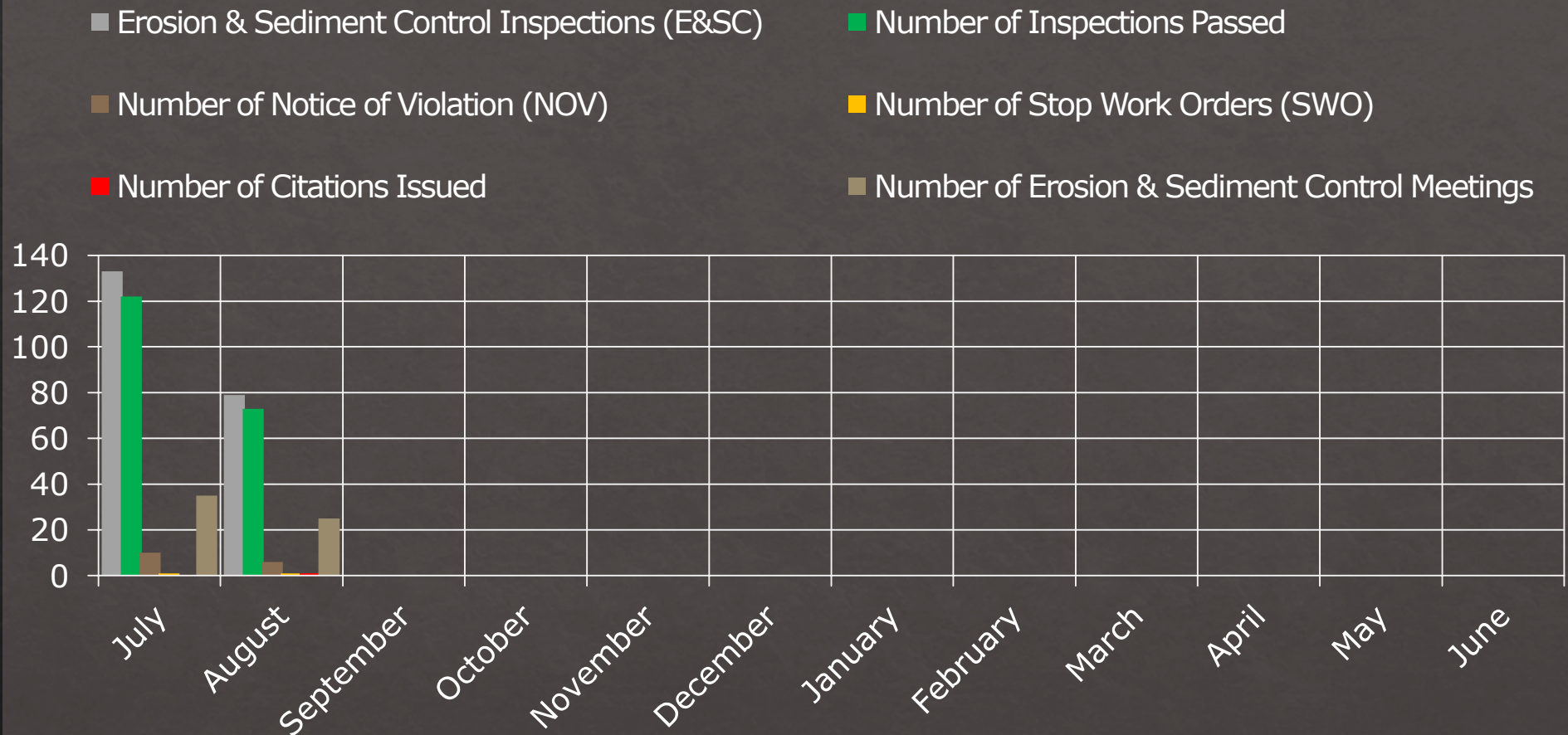


Updated: 8/17/2026

MS4 Minimum Control Measure #3 – IDDE: Illicit Discharge Investigations

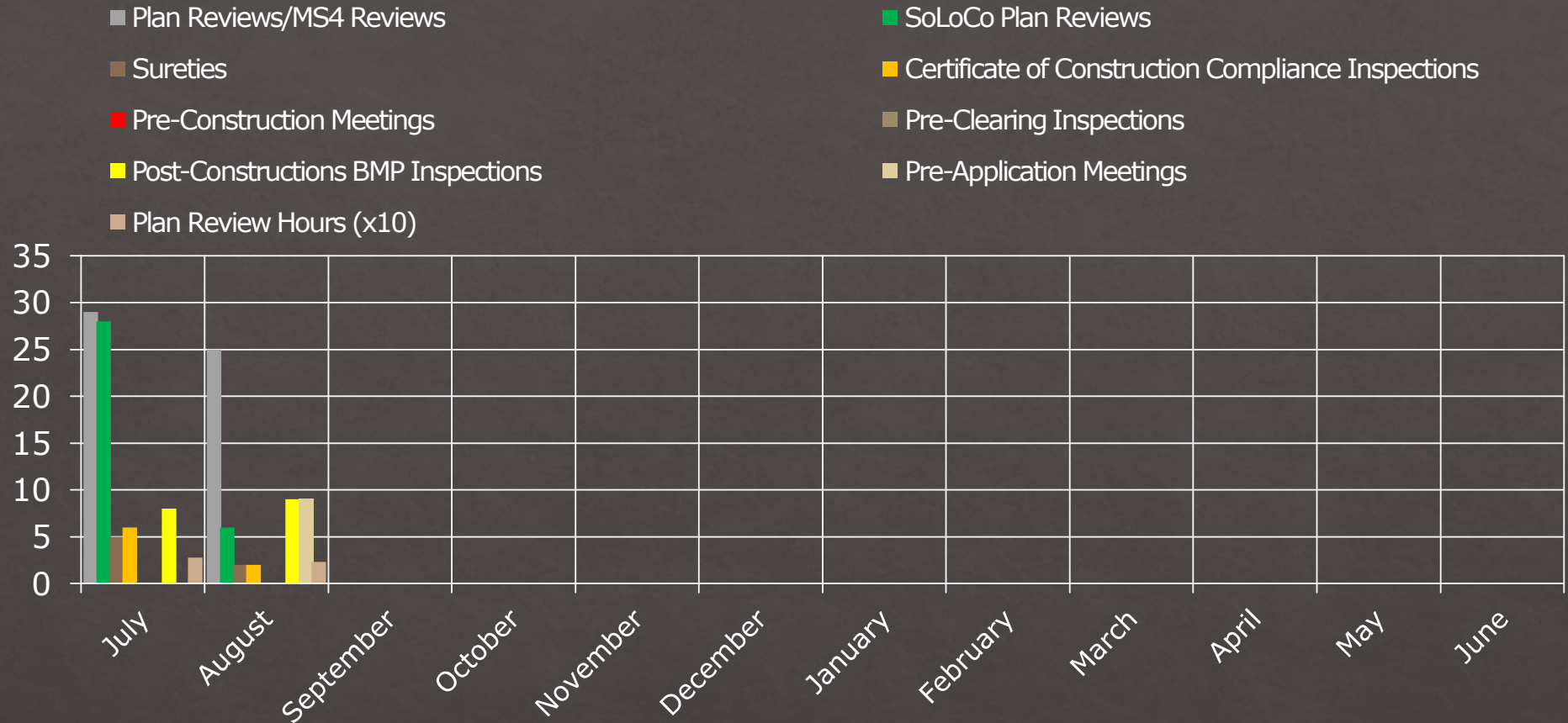


MS4 Minimum Control Measure #4 - Construction Site Stormwater Runoff Control



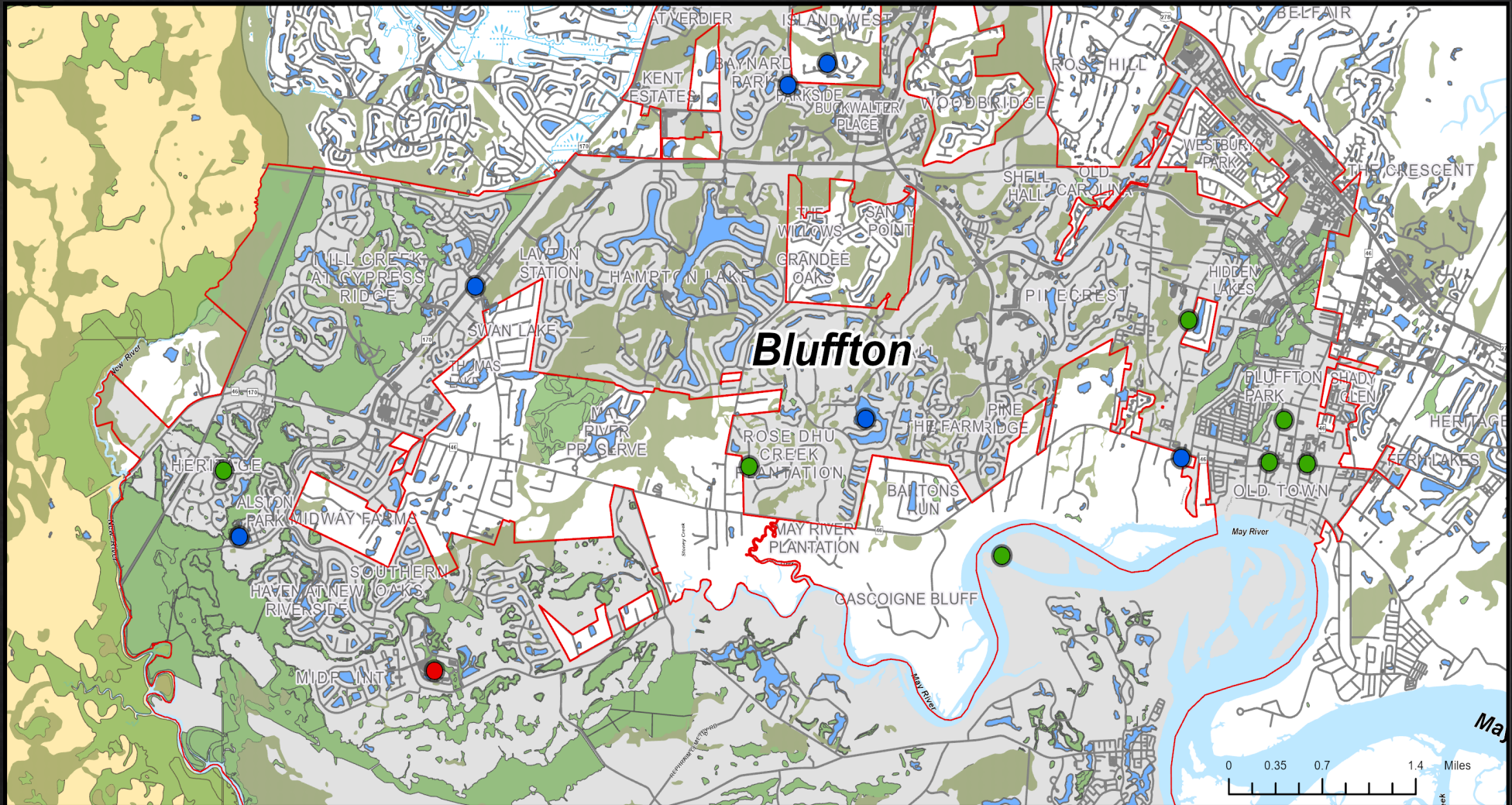
	Number of Sediment & Erosion Control Inspections	Number of Inspections Passed	Number of NOV's Issued	Number of SWO Issued	Number of Citations Issued	Number of E&SC Meetings
FY 2027 YTD Totals	212	195	16	2	1	60

MS4 Minimum Control Measure #5 Stormwater Plan Review & Related Activity



	Plan Reviews MS4 Reviews	SoLoCo Plan Reviews	Sureties	CCC Inspections	Pre-Construction Meetings	Pre-Clearing Inspections	Post Construction BMP Inspections	Pre-Application Meetings	Total Plan Review Hours
FY 2027 YTD	54	34	7	8	0	0	17	9	50.50

Citizen Request for Watershed Mngt. Services & Activities Map



LEGEND:

- Citizen Concerns
- Drainage & Flooding
- Environmental Concerns
- Education & Outreach
- + Bluffton
- Beaufort County
- Jasper County
- Street or Road
- River or Creek
- Lagoon or Pond
- Emergent Wetland
- Forested Wetland

WATERSHED MANAGEMENT ROUTINE SERVICES & ACTIVITIES MAP

Town of Bluffton
Beaufort County, SC



Updated: 8/17/2026

Number of Citizen Requests Investigated

Number of Meetings

FY 2027 YTD Totals

25

32

FY27
CIP Master Project Schedule



Planning* Design** Construction***

**Planning includes surveying, environmental and cultural investigations, initial master planning and other due diligence reports and studies.*

***Design includes conceptual, preliminary and final design, construction documents, permitting, easement acquisition and bidding.*

****Construction includes contracts, geotechnical reports, all horizontal and vertical construction, construction administration, as-builts and final closeout.*

SUBJECT TO CHANGE

FY27
CIP Master Project Schedule



Planning*

Design**

Construction***

SUBJECT TO CHANGE