

## TOWN COUNCIL

### STAFF REPORT

#### Projects and Watershed Resilience Department



<b>MEETING DATE:</b>	March 11, 2025
<b>SUBJECT:</b>	Projects and Watershed Resilience Department Monthly Report
<b>PROJECT MANAGER:</b>	Kimberly Washok-Jones, Director of Projects and Watershed Resilience

### **CAPITAL IMPROVEMENTS PROGRAM (CIP) UPDATE**

#### **Administrative Update**

- Staff presented the Town's Septic to Sewer policy, program and projects at USC's Arnold School of Public Health graduate class for Resource Management and Environmental Impact Assessment on 2/24/25.

#### **PATHWAYS**

##### **1. New River Linear Trail**

- Bathroom, well, safety cameras and entry gate **completed**.
- **Next Steps**
  - Continue engineering design and permitting for Phases 1 and 2.
  - Negotiations with Central Electric and Santee Cooper for cost sharing terms and bridge maintenance continue.
  - Submit Encroachment Permit and Phase 1 construction contract to Town Council for approval in March 2025.

#### **SEWER & STORMWATER**

##### **1. Buck Island-Simmons ville Sewer (Phases 5A-D)**

- Sewer mainlines and laterals are constructed.
- **Next Steps**
  - BJWSA completes review and accepts the system as their asset.

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

- Design for Phases 4, 5, & 6 received BJWSA review.
- DRC reviewed on 9/18/24.
- **Next Steps**
  - Bid opening in March and April Town Council meeting anticipated contract approval.

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

- Initial site investigations including geotechnical investigations and reports are complete for 8 of the 11 participating project sites.
- Fee-in-Lieu Fund and Policy Document discussed at 1/28/25 TC Workshop.
- Initial Property Owner contacts for 15 Additional Sites within municipal limits have been made and concept plan development is in process.
- **Next Steps**
  - Preliminary design of each of the 8 original sites has been made, under review, and utilized for proposed FY26 CIP Projects.
  - Adoption of Fee-in-Lieu as part of FY26 Master Fee Schedule.
  - Collaborate with Director of Procurement for an agreement with BCSD to construct impervious restoration projects at school sites.

### 4. **Comprehensive Drainage Plan Improvements**

- Crooked and Guerrard Coves' stormwater assets inventory, condition assessment, field data processing and 2D Hydrologic/Hydraulic Model **completed**.
- Flow monitors data collected in each cove will be used to calibrate model.
- Final review of Individual Stormwater Asset Reports for Heyward Cove identifying results and needed work by asset owner (SCDOT, County, School District, Town and private) **completed**.
- **Next Steps**
  - Letter to accompany report to Asset Owners drafted for review, approval, and issuance.
  - Following Council feedback on 10/31/24 Strategic Planning, staff is developing the scope for assessment of the Rose Dhu Creek drainage area.

### 5. **Stoney Creek/Palmetto Bluff Sewer Partnership**

- BJWSA's 2022 updated cost-estimate for the project from BJWSA increased to \$7.2 million + contingencies.
- 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>.
  - BJWSA scheduled an update meeting for 4/3/25.

## **HISTORIC DISTRICT IMPROVEMENTS**

### 6. **Boundary Street Lighting**

- Dominion **completed** installing street lighting on the west side of Boundary Street.
- **Next Steps**
  - Remove or relocate old Dominion pole-mounted lights.

### 7. **Squire Pope Carriage House Welcome Center**

- **Project complete.**

**8. Bridge Street Streetscape**

- Initial stakeholder meeting with Montessori and Hargray for Phase 2 **complete**.
- Lighting plan **complete**.
- Public meeting held 3/6/25.
- **Next Steps**
  - Continue engineering design for SCDOT permitting.
  - Continue planning and design for underground power cost estimate.
  - Reply to DRC comments.

**9. Boundary Street Streetscape**

- Engineering design is 80% complete and submitted agencies for review. Land disturbance permit approved by SCDES.
- Approved change order with Thomas and Hutton for additional structural design services for the Lawrence Street outfall.
- **Completed** geotechnical services with GHD for the Lawrence Street outfall.
- **Next Steps**
  - Evaluate alternative outfall locations at Green Street and Lawrence Street.
  - Continue coordinating with Dominion Energy to obtain underground power layout and facility locations.
  - Continue with engineering design and permitting.
  - Prepare easement exhibits and begin appraisals in FY25.
  - Construction begins FY26, subject to acquisition of required easements.

**10. Calhoun Street Streetscape**

- **Completed** ROW surveys.
- Preliminary engineering design is 45% complete.
- Received conceptual underground conversion plans from Dominion Energy.
- **Next Steps**
  - Continue negotiations with May River Road property owners for main transmission line easements. Once the main transmission line easements have been completed, then continue with engineering design through FY25.
  - Prepare easement acquisition plats for Phase 1 in FY25 and begin easement acquisition.
  - Phased construction is planned to begin in FY27 pending budget approval and acquisition of all required easements.

**11. Pathway Pedestrian Safety Improvements**

- **Completed** Historic District crosswalk study identifying and prioritizing future intersection/crosswalk improvements to meet ADA compliance.
- Phase 1 ADA sidewalk improvements along Goethe Road **completed** on 1/23.
- Phase 2 design plans **completed** for the remainder of the Historic District.
- Town Council accepted Phase 2 easement donations on 10/8/24 and approved construction contract award on 12/10/24.
- Phase 3 analysis of areas outside the Historic District finalized to identify sites for design.
- **Next Steps**
  - Schedule phase 2 construction.

- Generate RFQu for Phase 3 design and construction drawings.

## 12. Pritchard Street Drainage Improvements

- Project scope includes streetscape elements, pedestrian connectivity, street lighting and traffic calming evaluation.
- Met with school district on 9/6/24 and 9/19/24 to review project scope, easement acquisition needs, schedule, phasing, and parking lot cost share agreement (to be drafted, finalized and signed by parties). Easement exhibit reviewed by School District and comments incorporated.
- Project Public Meeting held 10/24/24. Public meeting comments reviewed, finalized and update issued to Public Meeting attendees.
- **Next Steps**
  - Coordinate approval for proposed improvements with Beaufort County School District and Beaufort County on pool operation impacts.
  - Consultant responding to design and permit review comments for 100% design submittal.
  - Easement acquisition documents have been finalized, and easement acquisitions have been initiated.
  - Follow-up/complete permitting submissions and bid document formulation.
  - Continue street lighting agreement coordination with Dominion.

## **PARK DEVELOPMENT**

### 1. Oyster Factory Park

- Civil construction and landscape of event area are **complete**.
- Ward Edwards providing bid documents for grading, drainage and paving for the food truck access drive.
- Contractor preparing quotes for additional services for the repairs to the existing pavilion and other drainage improvements.
- **Next Steps**
  - Bid pavilion, paving and drainage improvements in first quarter of 2025.
  - Prepare plans for the restroom expansion and other FY25 improvements.

### 2. Oscar Frazier Park

- Rotary Center hardscape improvements **complete** and under 1 year maintenance agreement.
- Splash Pad opened in October 2024, and additional improvements are underway during winter of 2025.
- **Next Steps**
  - Complete additional improvements to the splash pad and pavilion.
  - Obtain quotes for shade structure at the playground.

### 3. New Riverside Barn/Park

- Restrooms, trellises and are **complete**.
- Barn framing, siding, are **completed**. Doors, windows and roofing are installed. The mechanical rough-in are complete. Courtyard / firepit area have started.
- Playground ribbon cutting **completed** 2/22/25.

- **Next Steps**
    - Nix Construction to continue all the above.
    - Begin planning and design of PS maintenance facility in 2025.
4. **New Riverside Village**
- **Project complete.**
5. **Miscellaneous Park Improvements**
- Shade sail installation **completed** at Buckwalter Place Park playground.
  - **Next Steps**
    - Continue design of landscape and shade structure enhancements at various town parks in 2025.
    - Obtain quote to repair bulkhead at Wright Family Park.
6. **Buckwalter Place Park Improvements**
- Plans presented to Town Council on 1/16/24 and update provided on 10/15/24.
  - Phase 1 **completed**.
  - Conceptual landscaping plan and Sabal palm installation **complete**.
  - Park and restroom construction documents **completed**.
  - **Next Steps**
    - Town Council construction contract approval 3/11/25.
    - Reply to DRC comments.
    - Start construction 3/24/25.

## **TOWN FACILITIES AND MISCELLANEOUS PLANNING**

1. **Town of Bluffton Affordable Housing Project – The May**
- **Next Steps**
    - Provide financial assistance to joint venture partner, WorkForce State of Mind, to plan, design, permit and construct 12 Affordable/Workforce Housing units at 1095 May River Road.
    - Staff continues to review progress and applications for payment.
2. **Law Enforcement Center Facility Improvements**
- PD **completed** improvements to evidence room.
  - **Next Steps**
    - Further work pending results of space needs assessment by Creech and Associates.
3. **Sarah Riley Hooks Cottage**
- Meadors Architectural Design has been submitted for final HPC review.
  - 95% construction drawings were completed by Barrier Island Engineering and JK Tiller.
  - Presented plans for a pre-application meeting on 8/16/2024 and Public Project Review on 11/8/2024.
  - **Completed** exempt plat approval and recording.
  - **Completed** lighting plan.
  - **Next Steps**
    - Complete permitting and post a bid solicitation for the cottage restoration

construction in FY25.

- Begin site and landscape development construction in FY26.
- Obtain TC approval of the lighting agreement from Dominion Energy.

#### 4. **Ghost Roads**

- Surveying and easement exhibits are **complete**.
- Bridge Street, Pritchard, Colcock, Water, Pope and Allen Quit Claim Deeds are **complete**.
- **Next Steps**
  - Continue acquisition of remaining Quit Claim Deeds for Historic District Ghost Roads or have legal initiate quiet title proceedings.

#### 5. **Document Management**

- RFP contract was awarded in March 2022 and electronic Document Management System (DMS) is live.
- **Next Steps**:
  - Historical documents for the remaining departments will transition through FY26.

#### 6. **Network Infrastructure**

- Migration of Munis and Energov systems to a hosted environment **completed**.
- **Next Steps**:
  - Replacing more VMWare hosts.

### **WATERSHED MANAGEMENT UPDATE**

#### 1. **Administrative Update**

- Konner Harrell successfully completed his probationary period on 2/21/25.

#### 2. **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***

#### 3. **May River Watershed Action Plan Implementation Summary – *Attachment 2***

- Town staff are working with the Director of Contracts and Compliance on procurement process to update/calibrate the Town's May River headwaters stormwater model.

#### 4. **Resiliency**

- College of Charleston and SC Sea Grant are finalizing a Resiliency Analysis.
- Staff coordinated with the GIS Manager to have the Heat Mapping project and bus stop data transferred to the Town.
- The Shi Institute advertised for a Shi Fellow to perform free work for the Town in the summer of 2025. This fellowship will support community engagement efforts to gauge the needs and interests of community members related to heat adaptation projects such as cooling centers, community solar projects, etc.
- Staff applied for Technical Assistance and Urban Forestry Support from South Carolina Forestry Commission and the Green Infrastructure Center Inc. to increase the Town's tree canopy inventory. Staff were notified that the Town was selected for technical assistance and is coordinating with the Director of Contracts and

Compliance on required paperwork.

- Staff is coordinating with SC Sea Grant to discuss potential placement of a SECOORA water level sensor(s) on the May River.
- Staff scheduled a Resilience 101 training with the South Carolina Office of Resilience (SCOR) and Furman University's Shi Institute for 3/19/25 at Bluffton Town Hall.
- Wetlands and Resiliency Ordinances:
  - Task 1: Review of Town policies is underway.
  - Standing meetings with the South Carolina Environmental Law Project (SCELP) and South Carolina Environmental Law Center (SELC).

**5. Municipal Separate Storm Sewer System (MS4) Program Update**

- Following Town Council adoption by resolution of proposed amendments to the Southern Lowcountry Stormwater Design Manual, the amendments will be effective 4/1/24.
- Staff is drafting the 2024 MS4 Annual Report with an anticipated submittal to the South Carolina Department of Environmental Services (SCDES) in Spring of 2025.

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

- Staff began the planning process for the May River Cleanup for 5/3/2025.
- The next May River Watershed Action Plan Advisory Committee (WAPAC) meeting will be held 4/24/25.– **Attachment 3**

**7. MS4 MCM – #3 Illicit Discharge Detection and Elimination**

- Stormwater Infrastructure Inventory Map – **Attachment 4a**
- *E. coli* Concentrations Trend Map – **Attachment 4b**
- Monthly, Microbial Source Tracking (MST) Maps – **Attachments 4c and 4d**
  - SC Department of Environmental Services (SCDES) collects MST samples for the Town concurrently with their routine shellfish harvesting water quality sampling at stations 19-19, 19-19A, 19-19B, 19-19C, and 19-24.
  - USCB MST analysis of additional genetic markers for dog, deer, horse, and avian, is underway in samples where the human genetic marker is not detected but fecal coliform concentrations are elevated.
- Illicit Discharge Investigations – **Attachment 4e**

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

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

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

- Andrea Moreno obtained her Certified Floodplain Manager certification.

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

- Public Services performed weekly street sweeping on Calhoun Street, Highway 46, Bruin Road, May River Road, Pin Oak Street, and curbs and medians on Simmonsville and Buck Island Roads.
- Performed ditch inspections.
  - 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 Roads, Goethe Road, Shults Road, Jason and Able Streets, Whispering Pine Road, May River Road, and Eagles Field.

**12. Citizen Drainage, Maintenance, and Inspections Concerns Map – Attachment 7****13. Citizen Request for Watershed Management Services & Activities – Attachment 8****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
3. MS4 Minimum Control Measures #1 and #2 – WAPAC 2025 Schedule
4. MS4 Minimum Control Measure #3 – Illicit Discharge Detection and Elimination
  - a. Stormwater Infrastructure Inventory Map
  - b. *E. coli* Concentrations Trend Map
  - c. Microbial Source Tracking Trend Map – All Sources
  - d. Microbial Source Tracking Map – Human Sources
  - e. 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 Drainage, Maintenance, and Inspections Concerns Map
8. Citizen Request for Watershed Management Services and Activities Map
9. CIP Master Project Schedules



	19-19				19-19A				19-19B				19-19C				19-24				19-16			
	2022	2023	2024	2025	2022	2023	2024	2025	2022	2023	2024	2025	2022	2023	2024	2025	2022	2023	2024	2025	2022	2023	2024	2025
	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	33.0	NS		49.0	33.0	NS		17.0	7.8	NS		49.0	13.0	NS		6.8	7.8	NS		13.0	17.0	NS	
November	33.0	13.0	170.0		13.0	2.0	130.0		7.8	4.5	170.0		4.5	4.5	49.0		6.1	2.0	79.0		13.0	4.5	33.0	
October	23.0	33.0	49.0		46.0	23.0	17.0		13.0	17.0	13.0		23.0	33.0	2.0		11.0	2.0	11.0		14.0	6.8	17.0	
September	540.0	23.0	33.0		350.0	13.0	240.0		350.0	13.0	13.0		170.0	7.8	7.8		79.0	17.0	22.0		33.0	13.0	130.0	
August	23.0	23.0	33.0		23.0	49.0	23.0		11.0	6.8	23.0		13.0	13.0	49.0		17.0	23.0	49.0		11.0	2.0	13.0	
July	920.0	350.0	31.0		49.0	920.0	31.0		95.0	70.0	32.0		130.0	49.0	32.0		23.0	33.0	33.0		46.0	17.0	32.0	
June	13.0	14.0	7.8		4.5	7.8	7.8		11.0	23.0	6.8		2.0	13.0	4.5		1.8	33.0	2.0		9.3	13.0	2.0	
May	4.5	23.0	27.0		4.5	33.0	22.0		4.0	17.0	23.0		1.8	13.0	17.0		1.8	33.0	7.8		2.0	21.0	4.0	
April	4.5	170.0	49.0		4.5	130.0	17.0		1.8	110.0	17.0		2.0	70.0	4.0		1.8	NS	11.0		1.8	7.8	23.0	
March	33.0	23.0	49.0		23.0	49.0	31.0		2.0	17.0	11.0		4.5	17.0	4.5		2.0	17.0	22.0		2.0	17.0	4.5	
February	23.0	540.0	49.0		31.0	350.0	49.0		17.0	240.0	11.0		22.0	240.0	22.0		2.0	33.0	7.8		11.0	33.0	11.0	
January	49.0	33.0	49.0	NS	22.0	33.0	23.0	NS	33.0	13.0	4.5	NS	7.8	33.0	4.5	NS	7.8	7.8	7.8	NS	7.8	4.5	2.0	NS
** Truncated GeoMetric Mean	40.0	38.0	39.0		28.0	30.0	30.0		18.0	17.0	16.0		14.0	16.0	14.0		9.0	9.0	10.0		9.0	8.0	10.0	
** Truncated 90th Percentile	192.0	211.0	187.0		91.0	152.0	163.0		72.0	77.0	79.0		54.0	71.0	74.0		41.0	44.0	47.0		32.0	26.0	38.0	

NS = No Sample

SCDES Regulatory Requirements:

Geometric Mean ≤ 14

90th Percentile ≤ 43

\*\* Town staff calculations utilizing SCDES statistics

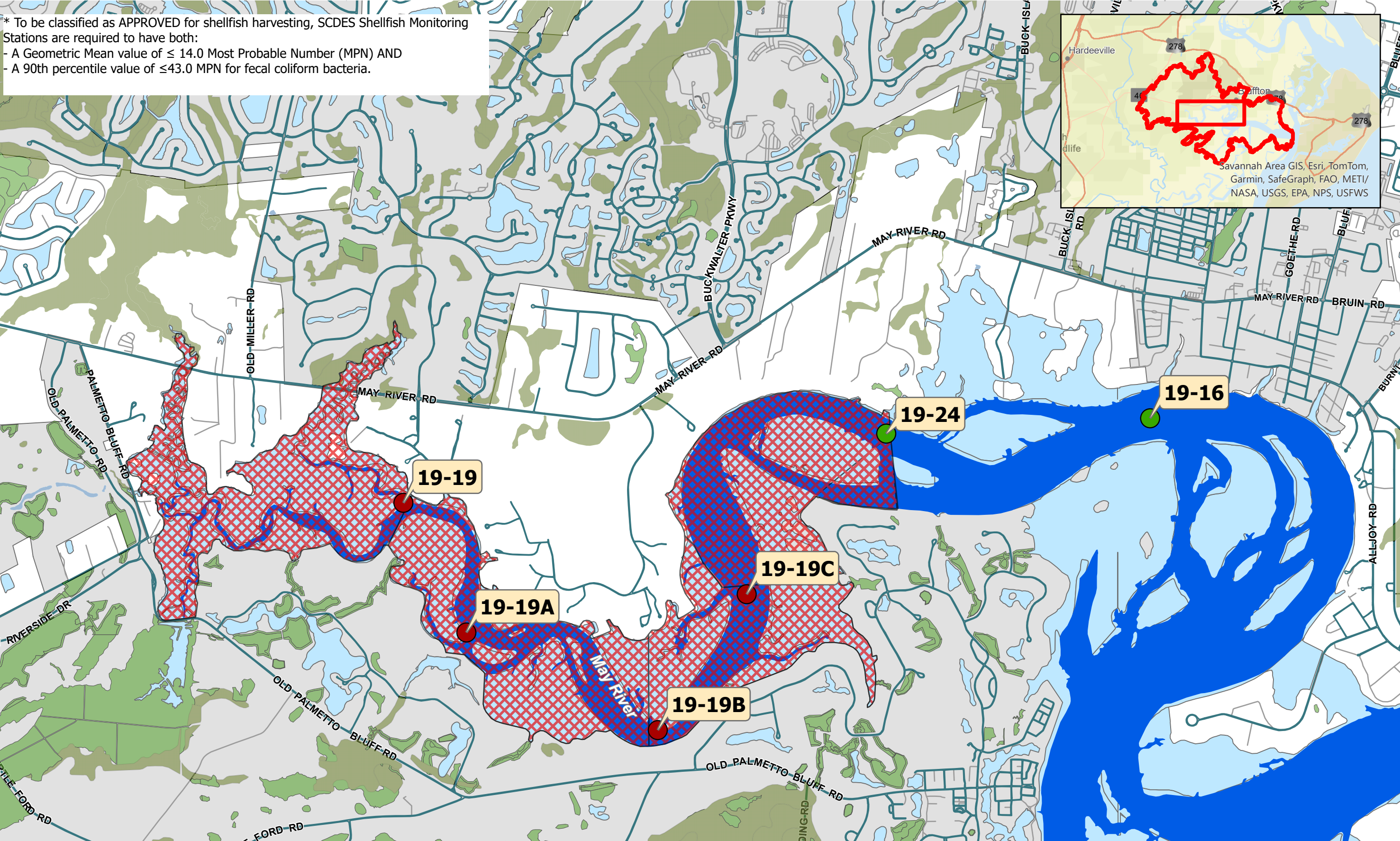
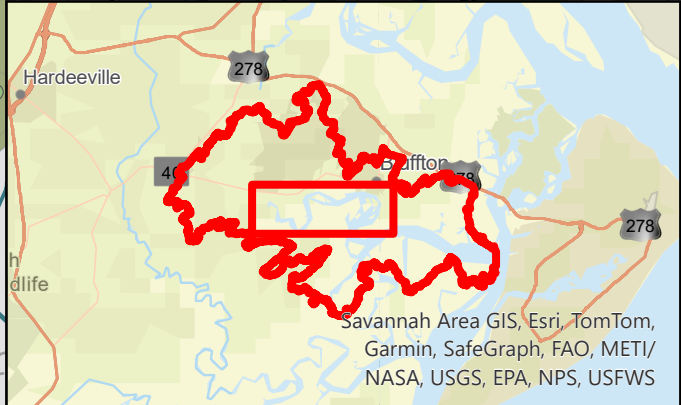
Note:

December 2024 ends the data collection period for 2025 shellfish harvesting season.

2024 fecal coliform data is part of the 2025 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  $\leq 14.0$  Most Probable Number (MPN) AND
- A 90th percentile value of  $\leq 43.0$  MPN for fecal coliform bacteria.



 Town Bluffton Jurisdiction

 Beaufort County Jurisdiction

 Restricted 2024/2025 Shellfish Season

 Streets

 Water

 Wetlands

 Open Shellfish Monitoring Station

 Closed Shellfish Monitoring Station

**Town of Bluffton**  
Beaufort County, SC  
**SCDES SHELLFISH  
HARVESTING STATUS**

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## May River Watershed Action Plan Update & Modeling Report 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  $3.46 \times 10^{13}$  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's 2022 updated cost-estimate for the project from BJWSA increased to \$7.2 million + contingencies.
- BJWSA is the Project Manager as the awardee of the RIA-SCIIP grant.
- Next Steps:
  - BJWSA continues with community outreach and design of the system. 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
  - $2.99 \times 10^{14}$  FC reduction for the Full SWRv (entire sub-basin drainage area catchment).
  - $2.53 \times 10^{14}$  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 and engineering is completed and preliminary Designs submitted.
    - 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.**

### **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**

- Concept design development for the sites identified below ongoing:
  - Dominion Energy Engineering Office
  - Rose Dhu Equestrian Center
  - St. Gregory Catholic Church/School
  - River Ridge Academy
  - MC Riley Early Childhood Center
  - MC Riley Elementary School
  - MC Riley Sports Complex
  - Bluffton Middle School
  - Red Cedar Elementary School
  - Seagrass Station Road Site determined to be not feasible, low cost/benefit.
  - Bluffton Pkwy West (170 to Buckwalter)
  - Buckwalter Pkwy (Hampton Hall to May River Road)
  - Persimmon St/Sheridan Park Cir/Pennington Dr
  - Vaden Nissan Hilton Head
  - ~~NHC Healthcare/Bluffton (Healthcare, Rehab, Assisted Living)~~ **Declined to Participate**

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### **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. Internal review, discussion and comments of Updated Draft Policy Document was completed and submitted to Consultant September 10, 2023. Initial discussion of comments and the path forward was held November 3, 2023. Additional discussions with the consultant forthcoming.

### **Task 3: MRWAP Impervious Restoration Policy Documents Update**

- Policy Document Formulation has been initiated and includes research of similar Programs Nationwide.
- Fee-in-Lieu Program Policy Document - completed and associated Fee-in-Lieu cost matrix finalized and to be presented in January 2025 Town Council Workshop meeting.
- As Currently Drafted and Pending Town council Approval:
  - 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 could opt to pay a Fee-In-Lieu (FIL) to the Town of Bluffton for the shortfall according to the FIL fee schedule to be adopted as part of the FY26 budget Master Fee Schedule. Funds collected through FIL payments would 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 would be based 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 would be 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 would be found as part of 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
<p style="text-align: center;"><b>Fee-In-Lieu (FIL)</b></p> <p>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).</p>	\$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 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.
    - Submitted Section 319 Grant proposal to DHEC to cost-share cost of construction of proposed BMPs. Pre-proposal was accepted, and Full Proposal was requested by DHEC. Under Review.
    - Updated 70% Streetscape Design submittal made and review comments provided to Consultant for 90% Design development and permit acquisitions.
    - Pre-Application meeting for Project held with Growth Management and Stormwater Management.
    - Project anticipated to be advertised for construction in Spring 2025.

## **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:
  - Town staff are reviewing the Town's MST Monitoring Program and data historical SCDES Shellfish Harvesting samples (preserved at the USCB MST Lab).
  - Staff will be implementing new markers in the May River Watershed in 2025.
- 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 5.13 of the May River Watershed Action Plan Model Report. These efforts aim to improve/calibrate the Town's stormwater model with a comprehensive dataset.
  - The scope to update/calibrate the Town's May River headwaters stormwater model is currently in progress.
  - The Town has Fiscal Year 2025 (FY25) funding for this work.





# TOWN OF BLUFFTON

## MAY RIVER WATERSHED ACTION PLAN

### ADVISORY COMMITTEE

### 2025 Meeting Schedule

QUARTERLY MEETING DATES
January 23, 2025
April 24, 2025
July 24, 2025
October 23, 2025

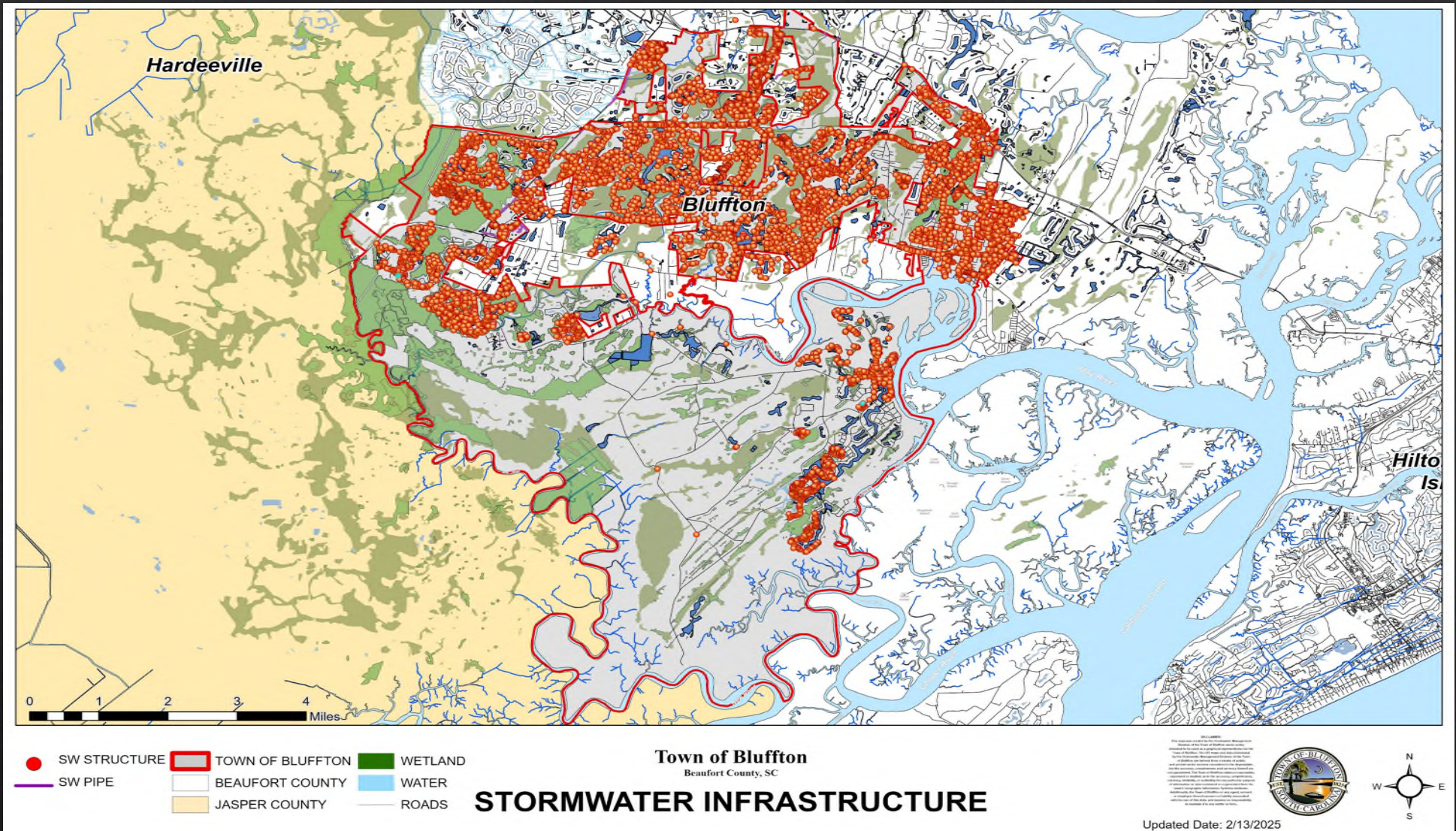
REGULAR MEETINGS ARE HELD THE 4th THURSDAY OF THE MONTH AT 3:00 P.M.

**Please Note:**

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



# MS4 Minimum Control Measure #3 – IDDE (Illicit Discharge Detection & Elimination): Stormwater Infrastructure Inventory



### Stormwater Infrastructure Inventory Collection Status

Collection Totals

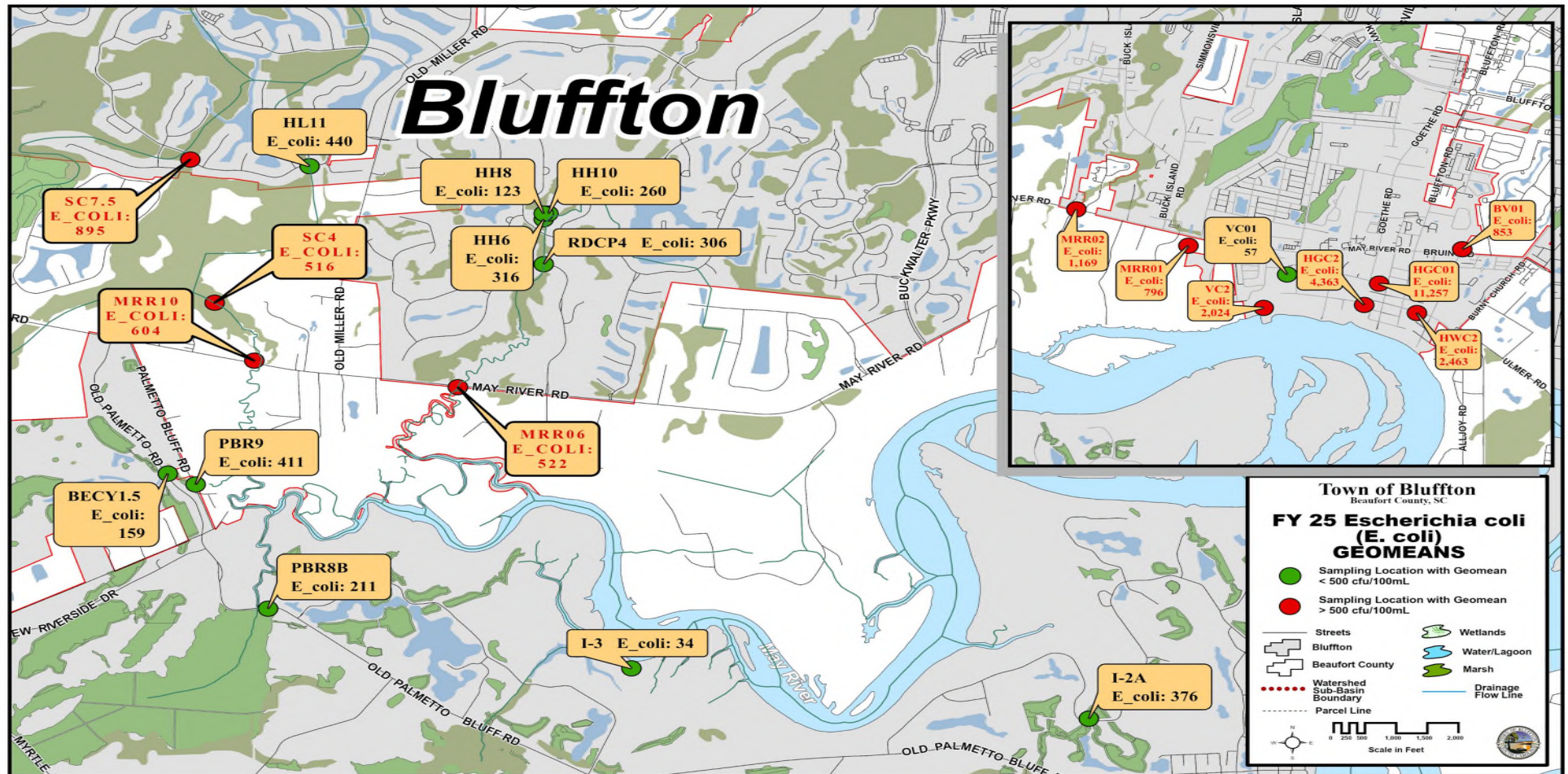
17,963

FY 2025 YTD

729



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

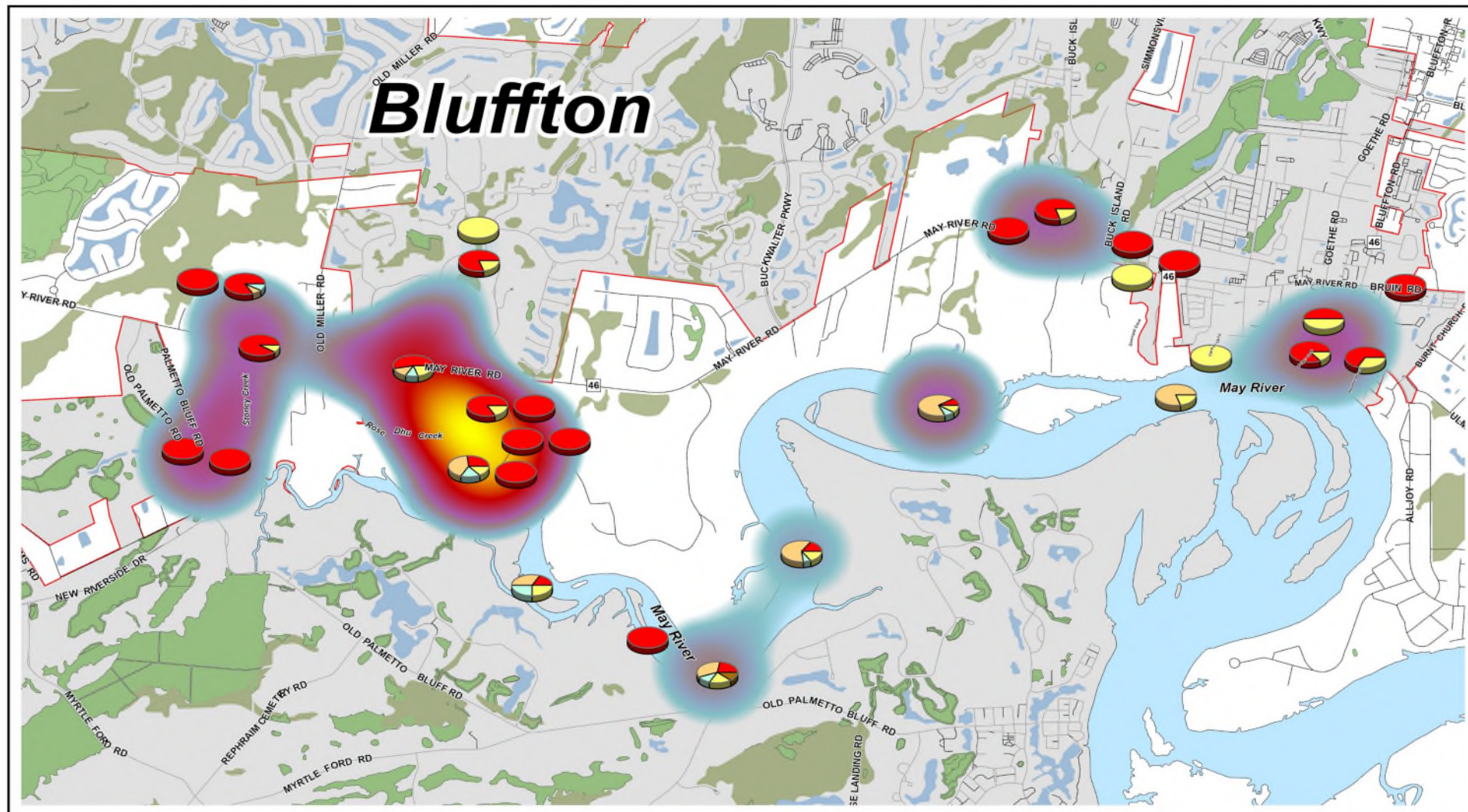


	USCB Water Quality Samples	Microbial Source Tracking Samples	MS4 Quarterly Samples Collected
FY 2025 YTD Totals	331	75	161
FY 2024 Totals	620	62	209
FY 2023 Totals	584	108	108

Totals include only samples submitted for laboratory analysis, and not *in situ* parameters.



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



MST Sampling Results MST Sampling Sites



- Human
- Bird
- Deer
- Dog
- Horse

Intensity of samples

- Representative of Low Sampling Distribution
- Representative of High Sampling Distribution

## MICROBIAL SOURCE TRACKING (MST) LOCATIONS

Samples at Sites With Positive Detection  
and the Intensity of Positive Hits

Town of Bluffton  
Beaufort County, SC

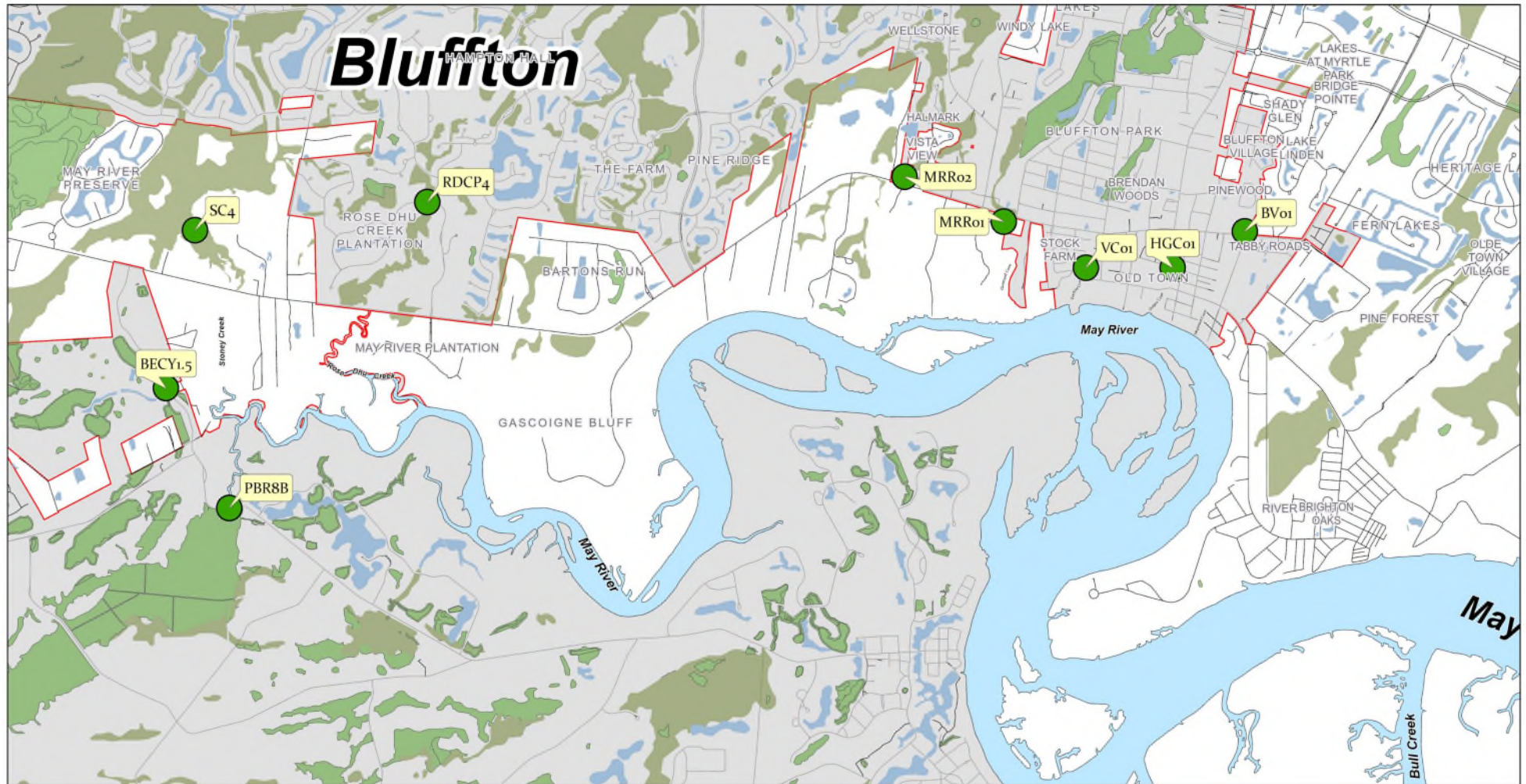
- Town Jurisdiction
- Beaufort County
- Drainage Flow Lines



Updated Date: 2/13/2025



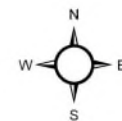
# MS4 Minimum Control Measure #3 – IDDE: Microbial Source Tracking (MST) Map – Human Sources



- MST Sampling Location Without Human Genetic Marker Detection
- MST Sampling Location With Human Genetic Marker Detection
- Flowline
- Street
- Town Jurisdiction
- County Jurisdiction

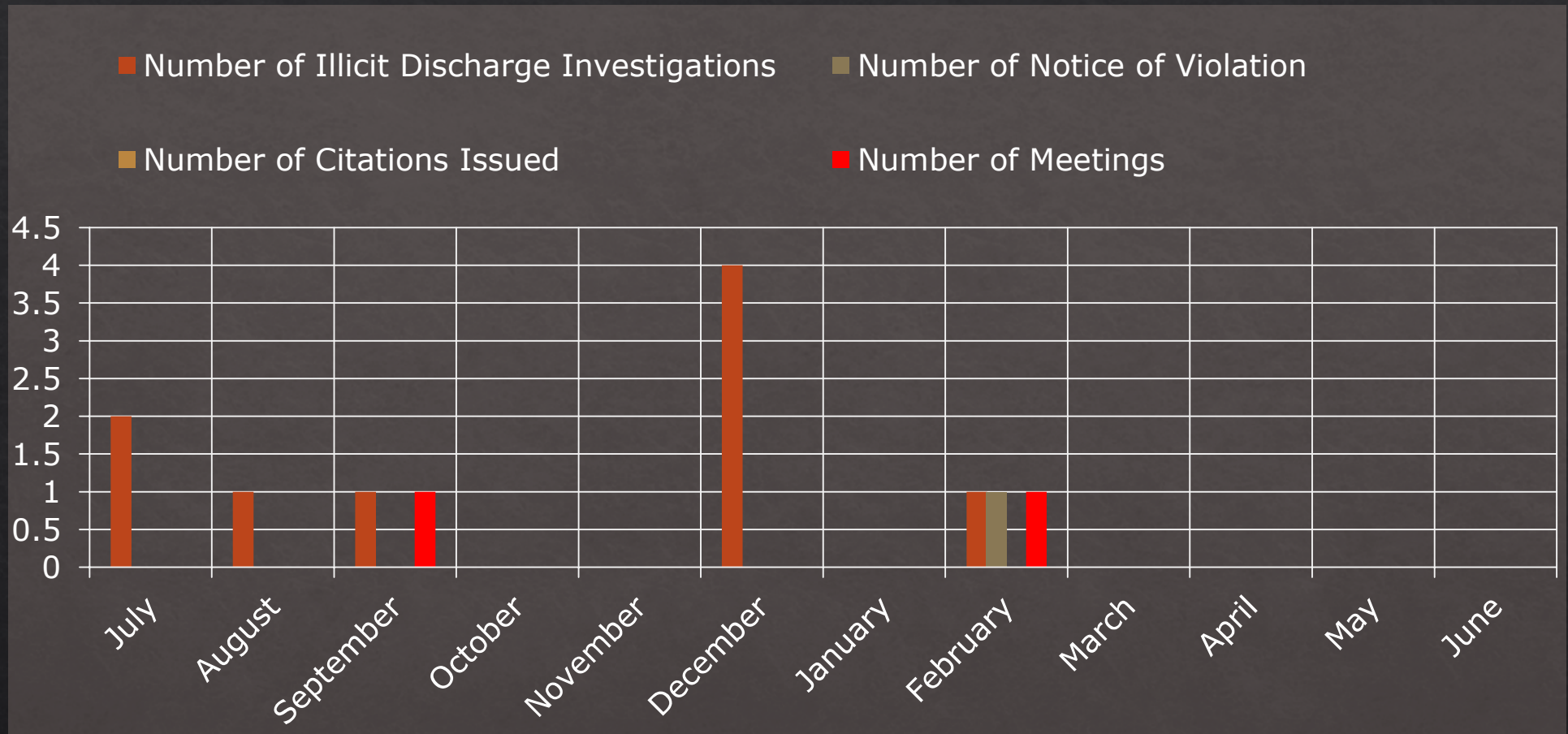
## MICROBIAL SOURCE TRACKING LOCATIONS MS4 Sampling from February 11th, 2025

Town of Bluffton  
Beaufort County, SC



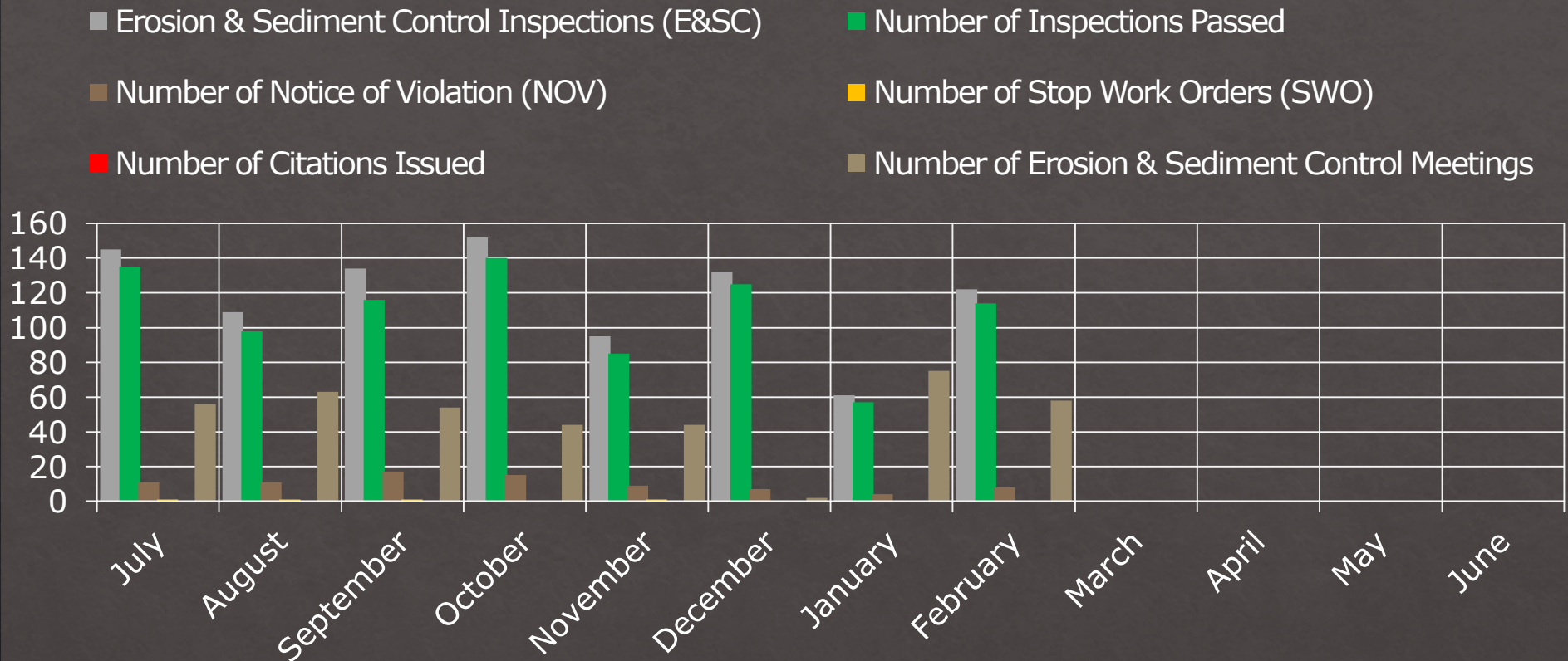


## MS4 Minimum Control Measure #3 – IDDE: Illicit Discharge Investigations



	Number of Illicit Discharge Investigations	Number of Notices of Violation Issued	Number of Citations Issued	Number of Meetings
FY 2025 YTD Totals	9	1	0	2
FY 2024 Totals	33	15	15	35
FY 2023 Totals	27	8	1	20

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

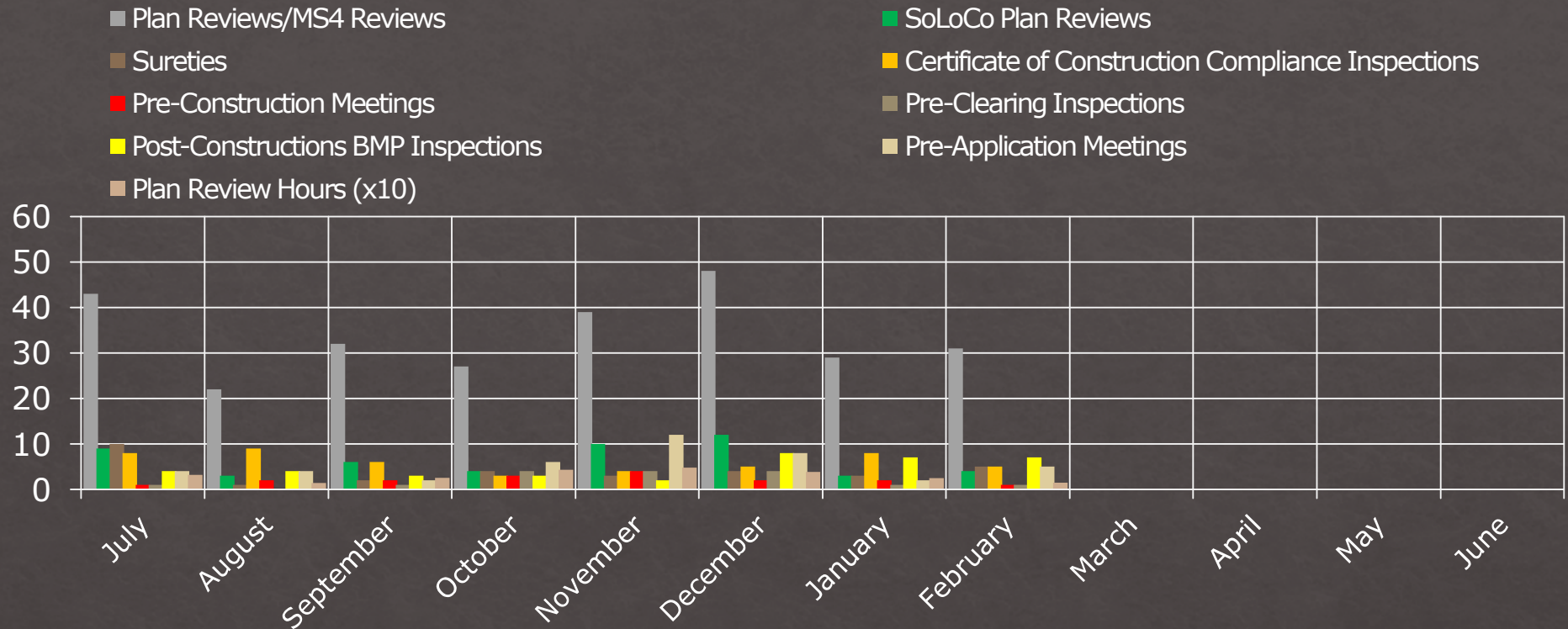


	Number of Sediment & Erosion Control Inspections	Number of Inspections Passed	Number of NOV's Issued	Number of SWO Issued	Number of Citations Issued	Number of E&SC Meetings
FY 2025 YTD Totals	950	870	82	4	0	396
FY 2024 Totals	1,875	1,767	103	10	0	526
FY 2023 Totals	2,321	2,030	266	26	0	577



## MS4 Minimum Control Measure #5

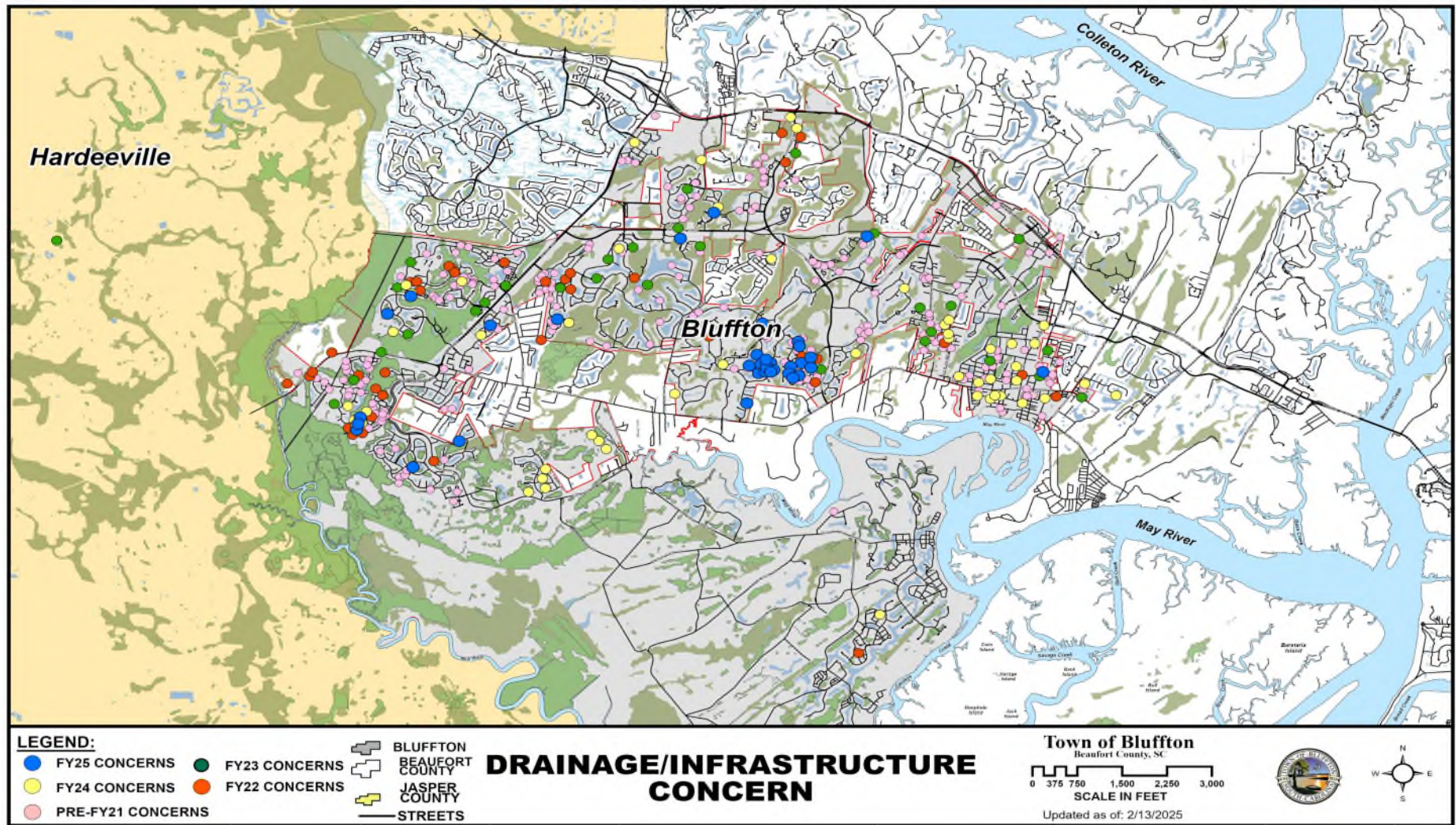
### Stormwater Plan Review & Related Activity



	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 2025 YTD	271	51	32	48	17	16	38	43	238 Hrs.
FY 2024 Totals	330	63	27	69	37	28	48	47	283 Hrs.
FY 2023 Totals	297	67	42	40	15	13	45	50	386 Hrs.



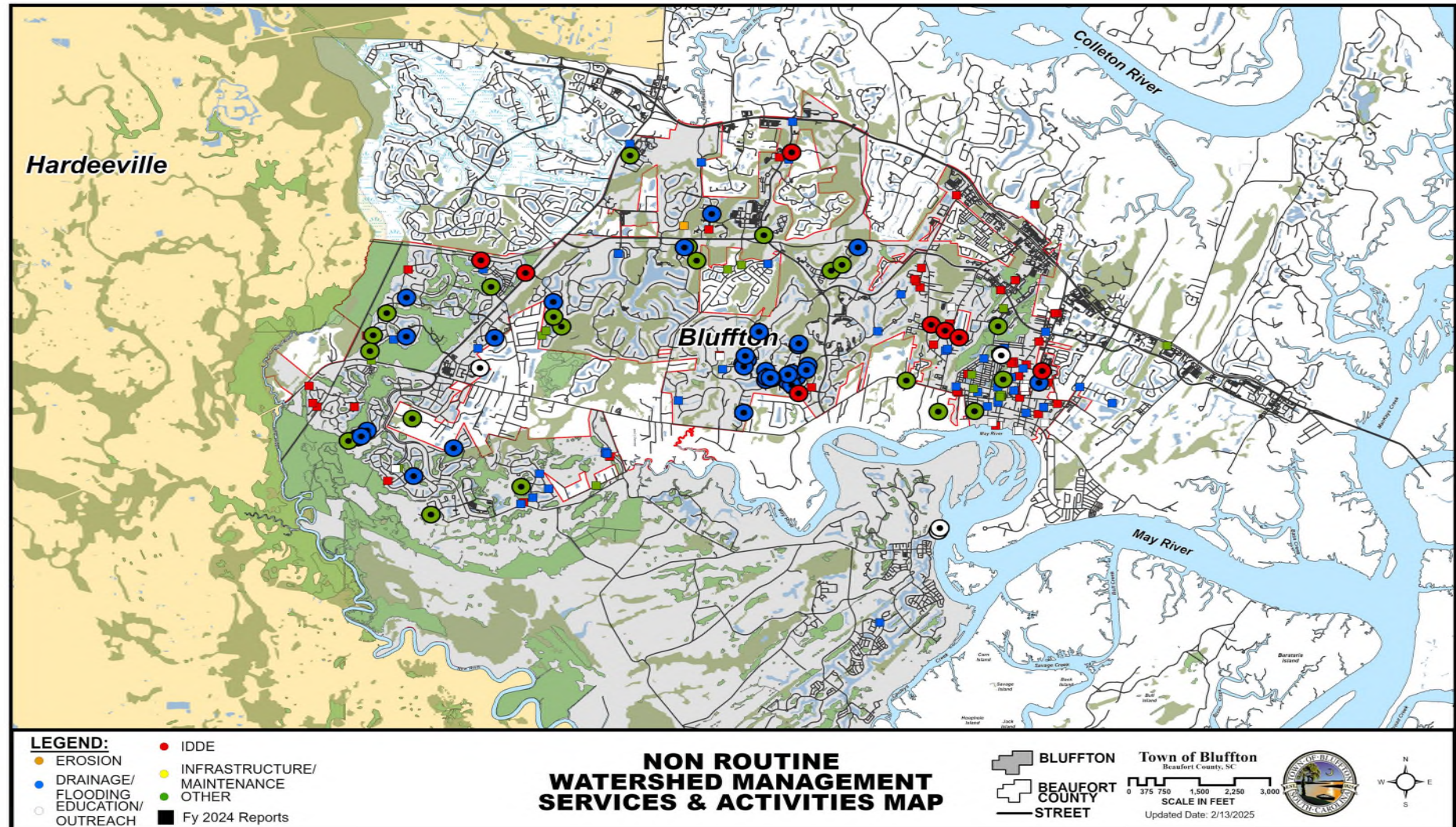
# Citizen Drainage, Maintenance and Inspections Concerns Map



	Number of Drainage Concerns Investigated	Number of Meetings
FY 2025 YTD Totals	9	0
FY 2024 Totals	47	13
FY 2023 Totals	61	52

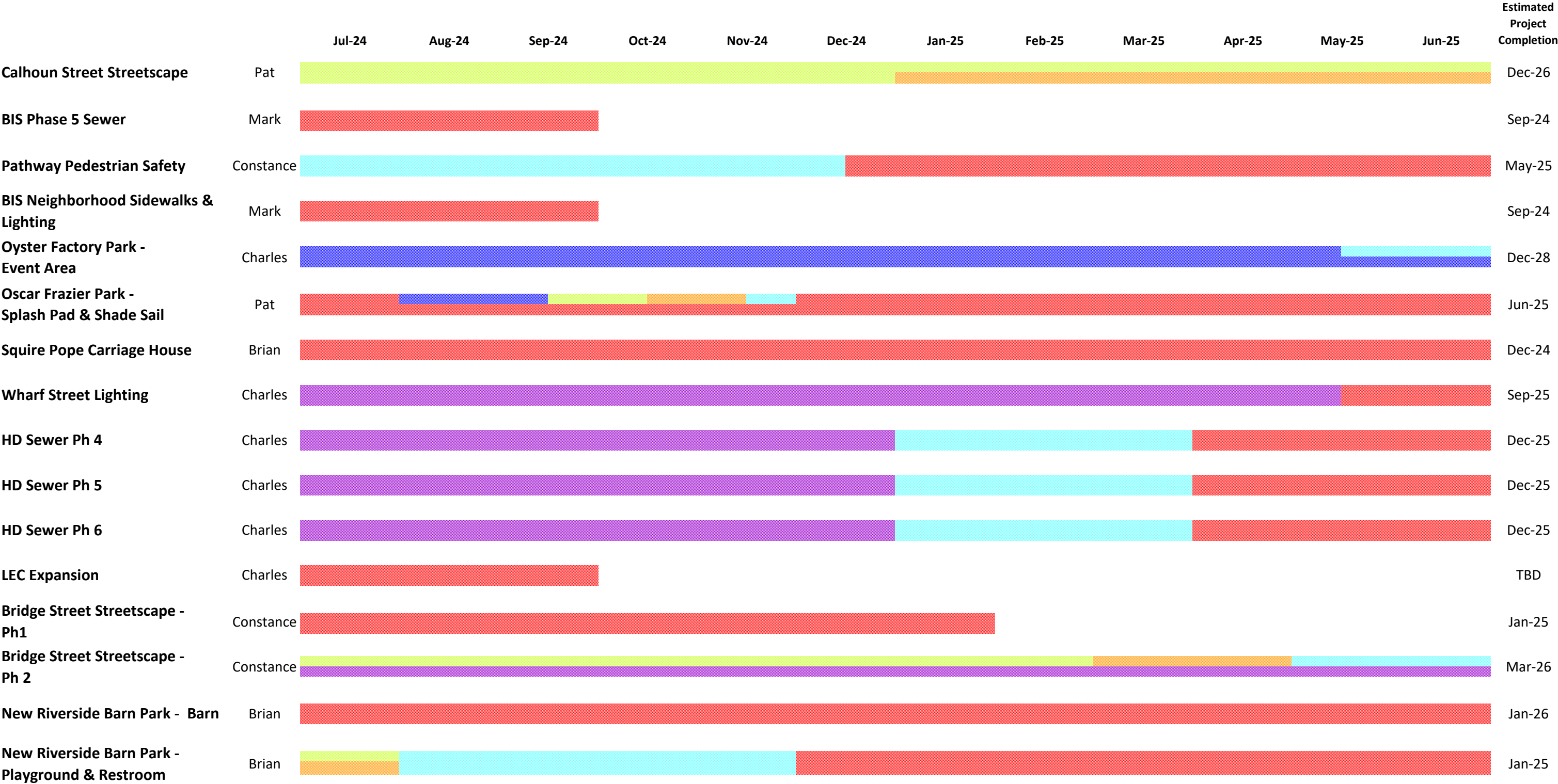


# Citizen Request for Watershed Mngt. Services & Activities Map



	Number of Citizen Requests Investigated	Number of Meetings
FY 2025 YTD Totals	51	14
FY 2024 Totals	137	40
FY 2023 Totals	46	23

FY25  
CIP Master Project Schedule




\*SUBJECT TO CHANGE\*



FY25

CIP Master Project Schedule



 Planning & Conceptual Design  Final Design & Construction Documents  Permitting  Easement & Land Acquisition  Bidding & Contracts  Construction

\*SUBJECT TO CHANGE\*