

TOWN COUNCIL

STAFF REPORT

Projects and Watershed Resilience Department



MEETING DATE:	August 12, 2025
SUBJECT:	Projects and Watershed Resilience Department Monthly Report
PROJECT MANAGER:	Kimberly Washok-Jones, Department Director

CAPITAL IMPROVEMENTS PROGRAM (CIP) UPDATE

Administrative Update

- No activity to report.

FACILITIES

1. Law Enforcement Center Facility Improvements

- **Next Steps**
 - Further work pending direction from Council resulting from Creech and Associates' space needs assessment.

2. Sarah Riley Hooks Cottage

- Nix Construction demolition of property is **complete**.
- Public Notices sent to adjacent property owners.
- **Next Steps**
 - Cottage reconstruction to begin in August upon approval of building permit.
 - Update site development plans per SCDOT comments and obtain Public Project Approval.
 - Post solicitation for site and landscape development construction in September and begin construction in November.

HOUSING

1. Town of Bluffton Affordable Housing Project – The May

- Partnership with WorkForce State of Mind to construct 12 Affordable/Workforce Housing units at 1095 May River Road.
- Horizontal site work continues with vertical construction to begin in October 2025. Construction is anticipated to be complete in the 1st quarter of 2026.
- **Next Steps**
 - Staff continues to review progress and applications for payment.
 - Coastal States Bank will start to accept mortgage applications near the end of this year; timing depends on construction progress.

PARKS

1. Park Improvements

- Installation of shade sail at DuBois Park is **complete**.

- Installation of new site furnishings for DuBois and Oscar Frazier Park is **complete**.
 - **Next Steps**
 - Obtain quotes for swings with shade for DuBois Park.
 - Begin conceptual planning for a second pavilion at Oscar Frazier Park.
2. **Oyster Factory Park**
- Contractor selected for grading, drainage and paving of the food truck access drive.
 - Structural engineer completed assessment of pavilion post replacement options.
 - Obtained proposals for final design of restroom expansion.
 - **Next Steps**
 - Execute contract for food truck drainage and paving.
 - Prepare bid package for pavilion post replacement.
 - Prepare plans and bid packages for the restroom expansion and other FY26 improvements.
3. **Oscar Frazier Park**
- Splash Pad **complete** and future improvements to be completed under the general Park Improvements project
4. **New Riverside Barn/Park**
- The interior and exterior of the event barn are in the finishing stages. Interior millwork is complete. Painting is complete. Restroom tile and partitions are installed. All plumbing, lighting and mechanical trim out has started. Audio video and IT trim out has started. Kitchen appliances are on-site with installation to follow. LVP flooring has been installed.
 - Barn and event area landscaping is well underway.
 - Completed event pavilion design. Permittable documents received.
 - **Next Steps**
 - Nix Construction to continue all the above.
 - Continue design and permitting of PS maintenance facility and Phase 2 trails in 2026.
 - Nix Construction to provide event pavilion pricing. Complete construction in FY26.
5. **New River Linear Trail**
- Nix construction contract was approved at 6/10/25 Town Council meeting.
 - **Next Steps**
 - Construction underway and completion planned for summer 2026.
6. **Buckwalter Place Park Improvements**
- Phase 1 **complete**.
 - Wood + Partners engaged for CDs of Phases 2 and 3.
 - GHD engaged for geotechnical surveying.
 - **Next Steps**
 - Public Art Committee considering sunken art room options.
 - Phases 2 and 3 construction is planned to begin in December 2025.

INFORMATION TECHNOLOGY INFRASTRUCTURE

1. Document Management

- Document Management System (DMS) is live.
- **Next Steps:**
 - Historical documents for the remaining departments will transition through FY26.

2. Network Infrastructure

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

STORMWATER & SEWER

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

- Sewer mainlines and laterals **completed**.
- **Next Steps**
 - BJWSA awaiting Permit to Operate from SCDES.

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

- Contract with Jordan Construction approved at April Town Council.
- Submittal approval and pre-con meetings **complete**.
- **Next Steps**
 - Construction.
 - Negotiations with residents for rights of entry and information on sewer connections and construction sequencing on-going.

3. Bridge Street Streetscape

- Lighting plan **complete**.
- Clarified SCDOT right of way conflict.
- **Next Steps**
 - Continue engineering design for SCDOT permitting.
 - Continue planning and design for underground power cost estimate.
 - Reply to DRC comments.
 - Streetscape easements for lighting and sidewalks out to property owners.
 - Finalize conceptual landscape plan in front of Bluffton Telephone building and May River Montessori.

4. Comprehensive Drainage Plan Improvements

- Crooked and Guerrard Coves' stormwater assets inventory, condition assessment, field data processing and 2D Hydrologic/Hydraulic Model **completed**.
- Draft Engineering Report for Crooked Cove received 6/9/25 and under Staff review.
- Finalization of Guerrard Cove 2D H/H Model and resulting scenario runs in process.
- Notified by SC EMD that the \$278,550 BRIC grant application was rejected due to change in Federal funding directives. SC EMD HMGP pre-application for Huger and Verdier Cove work accepted and full application due 8/29/25.
- Met with SCDOT to review Heyward Cove Engineering Report findings on 7/30/25.

- **Next Steps**
 - Guerrard Cove Engineering Report submittal.
 - Develop scope for Rose Dhu Creek drainage area.
 - Prepare and submit Huger and Verdier work to SC EMD HMGP full application.
5. **May River Watershed Action Plan Impervious Restoration Water Quality Projects**
- Initial site investigations, geotechnical reports and preliminary design are **complete** for 8 of the 11 participating sites for future CIP projects.
 - 15 additional sites concept plan development in process.
 - **Next Steps**
 - Impervious Restoration Program Policy Document Draft submitted and under review.
 - Collaborate with Director of Procurement for an agreement with BCSD to construct impervious restoration projects at school sites.
6. **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 [here](#).

ROADS

1. Pathway Pedestrian Safety Improvements

- **Completed** Historic District crosswalk study for ADA compliance.
- **Completed** Phase 2 design and construction for the remainder of the Historic District.
- **Completed** Phase 3 analysis of areas outside the Historic District to identify sites for design.
- **Next Steps**
 - Awaiting RRFB encroachment permit results from SCDOT for potential installation at May River Road and Calhoun, Wharf and Thomas Heyward intersections.
 - Post RFQu for Phase 3 design and construction drawings.

2. Calhoun Street Streetscape

- Preliminary engineering design is 60% complete.
- **Next Steps**
 - Continue negotiations with May River Road property owners for main transmission line easements.
 - Coordinate underground power layout with Dominion Energy.
 - Prepare easement acquisition plats for Phase 1 in FY26 and begin easement acquisition.
 - Phased construction is planned to begin in FY27 pending budget approval and acquisition of all required easements.

3. Boundary Street Lighting

- Dominion street lighting **complete**.

- **Next Steps**
 - Receive and pay final invoice from Dominion Energy.

4. Boundary Street Streetscape

- Engineering design is 80% complete and submitted to agencies for review. Original land disturbance permit approved by SCDES submitted amendment for Lawrence Street outfall.
- **Next Steps**
 - Continue coordinating with Dominion Energy to obtain underground power layout and facility locations.
 - Continue with engineering design and permitting for Green St. outfall.
 - Prepare easement exhibits and begin appraisals.
 - Construction begins FY26, subject to acquisition of required easements and permitting.

5. Ghost Roads

- Surveying and easement exhibits are **complete**.
- Bridge Street, Pritchard, Colcock, Water, Pope and Allen Quit Claim Deeds are **complete**.
- **Next Steps**
 - Based on TC and legal determination, the Town owns all Ghost Roads.

6. Pritchard Street Drainage Improvements

- Obtained approval for proposed improvements with Beaufort County School District and Beaufort County on pool operation impacts.
- Street lighting agreement with Dominion approved.
- IFB anticipated it to be published July 30th.
- **Next Steps**
 - Complete Bid Ready submittal for IFP solicitation.
 - Easement acquisition documents have been finalized, and easement acquisitions continue.
 - Follow-up/complete permitting submissions.
 - Bid opening September 15th.

WATERSHED MANAGEMENT UPDATE

Administrative Update

- Three (3) applications have been received for the open Stormwater Technician position with only on (1) qualified applicant who withdrew from the process.
- Staff met with Beaufort County Stormwater to discuss Stormwater Utility Fee calculation process.
- Staff are coordinating with Beaufort County on planned updates to their Southern Lowcountry Stormwater Design Manual. Beaufort County intends to adopt the Town's Manual, approved by Town Council in March 2025.
- Staff met with Collins Engineering and the Hampton Hall HOA director regarding stormwater drainage in the community. As follow-up, staff provided additional Water Quality Program data to the community.

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 and 2a*

- Updating and calibrating the May River headwaters stormwater model to begin fall of 2025.
- Targeted Microbial Source Tracking (MST) Sampling Program:
 - The Targeted MST Program examines multiple potential sources of contamination including human, dog, deer, horse, and bird waste. Staff collect samples during five (5) wet and dry weather events to characterize each subwatershed.
 - Staff collected MST samples on 07/16/25. The human genetic marker was detected at one (1) site.
- Staff spoke with Lexington County and Town of Irmo regarding their pet waste station program. Staff are establishing a program to provide pet waste stations to neighborhoods within Town limits where the dog genetic marker is repeatedly detected.

3. Resiliency

- The Shi Institute Fellow led in-person community engagement to assess the needs and interests of residents regarding heat adaptation initiatives, including cooling centers and community solar projects. A community survey was accessible online until 7/28/25, at 5:00 p.m., and was distributed through the stormwater HOA contact listserv and posted on Town social media.
- Staff met with Shi Institute Fellow and Navigator for mid-point check in on heat resiliency adaptation on 7/15/25.
- Staff is coordinating with SC Sea Grant to place a water level sensor on the May River. Staff were notified that there may be federal funding now and the installation is currently expected to move forward.
- Staff continue to work with the Green Infrastructure Center (GIC) on tree canopy mapping in the Town's jurisdiction. This effort is possible due to a SC Forestry Grant award.

- Staff submitted a proposal to the National Coastal Resilience Fund, with assistance from Adelaide Bates of the Shi Institute, outlining a potential wetland restoration program for FY26.
- Wetlands and Resiliency Ordinances:
 - Watershed and planning staff outlined steps necessary for consideration of a waiver or variance request from wetland buffer requirements.
 - Met with the consultant team to discuss Task 2.
 - Staff are expecting the first draft of the Comprehensive Wetlands Ordinance mid-August.

Municipal Separate Storm Sewer System (MS4) Program Update

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

- Staff distributed over 1,000 educational door hangers on proper pet waste disposal within the Crooked, Huger, and Heyward Cove areas following multiple detections of the dog genetic marker in these subbasins.
- Staff provided Watershed updates at the Quarterly Contractor Meeting on 7/15/25. Approximately 50 contractors were in attendance.
- WAPAC meeting was held on 7/24/25. – **Attachment 3**

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

- One (1) citation was issued for improper disposal of fats, oils, and grease.
- 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. The human genetic marker was not detected. – **Attachment 4e**

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)

- Moreno completed her drone pilot's recertification.
- Moreno attended the Southeast Chapter International Erosion Control Association's (IECA) July Board meeting and provided updates on behalf of South Carolina.
- Moreno attended the Southeastern Stormwater Association's (SESWA) Stormwater Committee meeting on 7/16/25 and provided updates on behalf of South Carolina.
- Staff attended an MS4 education and outreach webinar hosted by SESWA.
- Jones attended the Technical Planning Advisory Committee meeting on 7/11/25 for the Center for Watershed Protection annual conference.
- Jones attended SESWA Board of Directors' Executive Committee meeting on 7/23/25.
- Jones was invited to attend the University of South Carolina's inaugural Public Health Integrated Environmental Leadership Development program at USC's Hobcaw Barony from 7/16-18/25.

6. 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.
 - 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 Roads, Goethe Road, Shults Road, Jason and Able Streets, Whispering Pine Road, May River Road, and Eagles Field.

7. Citizen Drainage, Maintenance, and Inspections Concerns Map – *Attachment 7*

8. 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
 - a. Cumulative Microbial Source Tracking (MST) Results for Targeted Sampling
3. MS4 Minimum Control Measures #1 and #2 – WAPAC Agenda
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	170.0	4.5	7.8	7.8	170.0	11.0	23.0	6.8	110.0	2.0	13.0	4.5	49.0	1.8	33.0	2.0	23.0	9.3	13.0	2.0	6.8
May	4.5	23.0	27.0	33.0	4.5	33.0	22.0	170.0	4.0	17.0	23.0	79.0	1.8	13.0	17.0	21.0	1.8	33.0	7.8	49.0	2.0	21.0	4.0	4.5
April	4.5	170.0	49.0	NS	4.5	130.0	17.0	NS	1.8	110.0	17.0	NS	2.0	70.0	4.0	NS	1.8	NS	11.0	NS	1.8	7.8	23.0	NS
March	33.0	23.0	49.0	240.0	23.0	49.0	31.0	46.0	2.0	17.0	11.0	23.0	4.5	17.0	4.5	7.8	2.0	17.0	22.0	13.0	2.0	17.0	4.5	4.0
February	23.0	540.0	49.0	33.0	31.0	350.0	49.0	49.0	17.0	240.0	11.0	79.0	22.0	240.0	22.0	79.0	2.0	33.0	7.8	13.0	11.0	33.0	11.0	17.0
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	46.0	28.0	30.0	30.0	40.0	18.0	17.0	16.0	19.0	14.0	16.0	14.0	15.0	9.0	9.0	10.0	14.0	9.0	8.0	10.0	10.0
** Truncated 90th Percentile	192.0	211.0	187.0	167.0	91.0	152.0	163.0	206.0	72.0	77.0	79.0	73.0	54.0	71.0	74.0	67.0	41.0	44.0	47.0	54.0	32.0	26.0	38.0	41.0

NS = No Sample

SCDES Regulatory Requirements:

Geometric Mean ≤ 14

90th Percentile ≤ 43

** Town staff calculations utilizing SCDES statistics

Note:

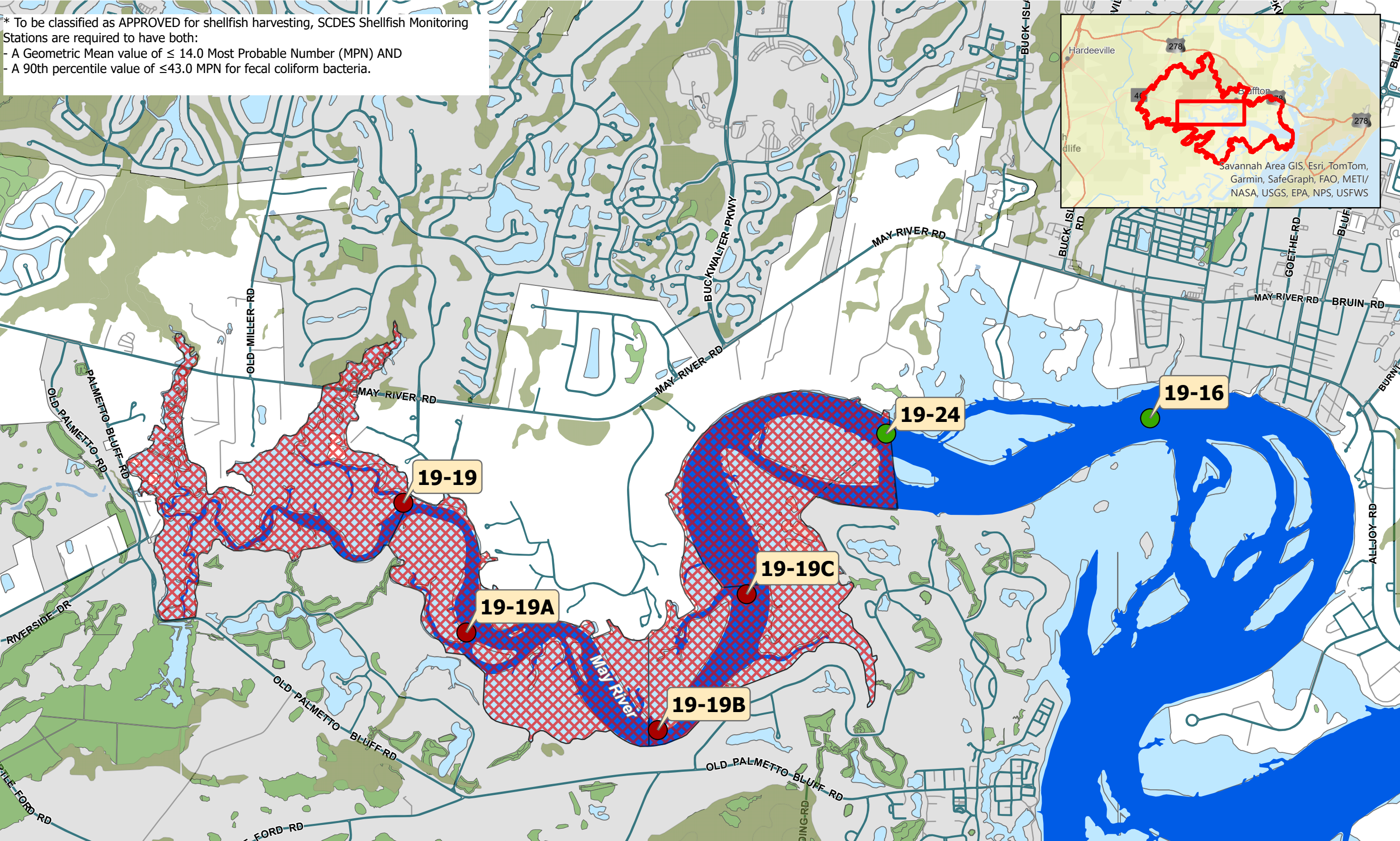
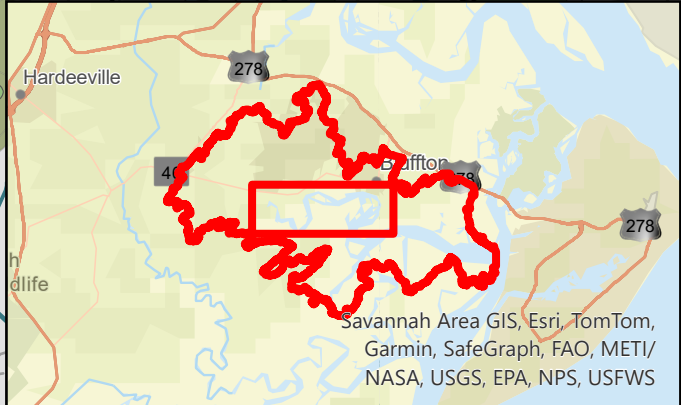
December 2024 ends the data collection period for 2025 shellfish harvesting season.

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

2024 fecal coliform data is part of the 2025 classification data collection period.

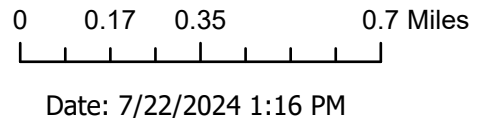
2025 fecal coliform data is part of the 2026 classification data collection period.

* 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
- 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



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.

This space left intentionally blank

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
 - 2.99×10^{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:
 - Final Draft of the IRP Policy Document has been submitted and under review for final edits and comments.
 - Upon completion and approval of the IRP Policy Document, staff will collaborate with the Town's Director of Procurement for an agreement with BCSD to construct impervious restoration projects at school sites.

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

- Site evaluations at the 15 sites have been completed.
- 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**
- Next Steps:
 - Finalize Concept designs and proposed SWrv/Water quality benefit.

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 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.
- O 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
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 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.
 - Coordinated approval for proposed improvements with Beaufort County School District and Beaufort County on pool operation impacts. Updated Bid Ready submittal from consultant 7/9/25 pending.
 - Easement acquisition documents have been finalized, and easement acquisitions have been initiated.
 - Follow-up/complete permitting submissions.
 - Project anticipated to be advertised for construction in July 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:
 - 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. This area was chosen because of its proximity to the South Carolina Department of Environmental Services (SCDES) Shellfish Harvesting Station 19-24, which has experienced rising levels of fecal coliform concentrations. 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.

- o Based on the results of this MST sampling, staff has begun targeted education efforts in the Crooked Cove subbasin for dog bacteria and will continue in the other areas of study.
- 5.1.2 Future (New) Bacteria Monitoring Locations & 5.1.3 Future (New) Water Flow Monitoring Locations
 - o Water Environmental Consultants (WEC) removed the water elevation meter from the Duck Pond subwatershed (it was located on the Palmetto Bluff overpass). This monitor was installed to provide 6 months of water elevation data for stormwater model calibration, as there is no channelized flow into the Duck Pond.
 - o A final report from WEC for this work has been submitted and reviewed.
 - o 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.
 - o Town staff are working with the original Project Team that developed the Town's May River headwaters stormwater model in 2020.
 - o The scope of work to update/calibrate the Town's May River headwaters stormwater model is currently in progress.
 - o The Town has Fiscal Year 2026 (FY26) funding for this work.

Attachment 2a

Cumulative MST Results for Targeted Sampling

			Cumulative Microbial Source Tracking (MST) Results for Targeted Sampling									
Sub-basin	Sampling Location	Location Description	Human		Dog		Horse		Bird		Deer	
			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	Horse (Number Times Detected/ Number Times Analyzed)	Percent of the Time Horse 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
SCDES May River Shellfish Stations	19-19	May River at First Dock in Headwaters past Bluff	5/75	6.67%	3/13	23.08%	0/7	0.00%	6/12	50.00%	3/13	23.08%
	19-19A	Unnamed Tributary near SW corner of Gascoigne Bluff	3/73	4.11%	4/8	50.00%	0/7	0.00%	4/10	40.00%	3/11	27.27%
	19-19B	Bend in May River nearest the high bluff of Palmetto Bluff	4/73	5.48%	4/11	36.36%	1/7	14.29%	3/8	37.50%	1/9	11.11%
	19-19C	First Unnamed Tributary leading from Gascoigne Bluff	3/73	4.11%	2/11	18.18%	0/7	0.00%	3/9	33.33%	1/10	10.00%
	19-24	May River at Southern End of Crane Island	1/74	1.35%	2/15	13.33%	0/7	0.00%	8/14	57.14%	1/13	7.69%
Crooked Cove	HB04	Wetland area behind The Gray's Apartments	2/4	50.00%	1/4	25.00%	0/4	0.00%	0/4	0.00%	4/4	100.00%
	BI01	Buck Island Road Ditch	0/7	0.00%	3/7	42.86%	0/7	0.00%	0/7	0.00%	2/7	28.57%
	HB03	Wetland area behind The Gray's Apartments	0/4	0.00%	2/4	50.00%	0/4	0.00%	0/4	0.00%	2/4	50.00%
	HB02	Entrance to The Gray's Apartments	0/6	0.00%	2/6	33.33%	0/6	0.00%	0/6	0.00%	1/6	16.67%
	FC02	Frierson's Circle	0/7	0.00%	4/7	57.14%	0/7	0.00%	2/7	28.57%	2/7	28.57%
	HBWET01	Wetland area at Vista View Apartments	1/7	14.29%	1/7	14.29%	0/7	0.00%	0/7	0.00%	1/7	16.67%
	MRR02	Drainage ditch next to Cahill's	0/6	0.00%	6/7	85.71%	0/7	0.00%	0/7	0.00%	1/7	14.29%
	FC01	Frierson's Circle	0/7	0.00%	0/7	0.00%	0/7	0.00%	0/7	0.00%	0/7	0.00%
	BP01	Buck Point Road	0/3	0.00%	2/3	66.67%	0/3	0.00%	0/3	0.00%	0/3	0.00%
Heyward Cove	BR01	Drainage ditch near Taylor's Warehouses on Bluffton Rd	1/7	14.29%	2/7	28.57%	0/7	0.00%	0/7	0.00%	0/7	0.00%
	BV01	Drainage ditch at the intersection of Bruin Rd and Pritchard St	0/7	0.00%	3/7	42.86%	0/7	0.00%	0/7	0.00%	0/7	0.00%
	BV02	Drainage ditch at intersection of Hawkes Rd and Pritchard St	1/7	14.29%	1/7	14.29%	0/7	0.00%	0/7	0.00%	0/7	0.00%
	BV03	Drainage ditch at the end of Hawkes Rd	0/7	0.00%	4/7	57.14%	0/7	0.00%	0/7	0.00%	1/7	14.29%
	HWC2	Heyward Cove overpass on Bridge St	4/6	66.67%	6/6	100.00%	0/6	0.00%	2/6	33.33%	2/6	33.33%
Huger Cove	HGC01	Drainage ditch on Lawrence St	5/7	71.43%	3/7	42.86%	0/7	0.00%	0/7	0.00%	0/7	0.00%
	HGC2	Huger Cove overpass on Bridge St	3/6	50.00%	5/6	83.33%	0/6	0.00%	0/6	0.00%	0/6	0.00%

Results as of 07/21/25



May River Watershed Action Plan Advisory Committee Meeting

Thursday, July 24, 2025 at 3:00 PM

**Theodore D. Washington Municipal Building, Henry "Emmett" McCracken Jr. Council Chambers,
20 Bridge Street, Bluffton, SC**

AGENDA

I. CALL TO ORDER

II. ROLL CALL

III. ADOPTION OF MINUTES

1. Adoption of April 24th, 2025 Minutes

IV. PRESENTATIONS, CELEBRATIONS, AND RECOGNITIONS

V. PUBLIC COMMENT

VI. OLD BUSINESS

1. Update on Town Wetland Ordinance - Beth Lewis, Water Quality Program Manager
2. May River Watershed Action Plan Project Implementation Status Report - Dan Rybak, Project Manager

VII. NEW BUSINESS

1. Recommendation for the Public Arts Committee to Form a Storm Drain Marking Program - Andrea Moreno, MS4 Program Manager
2. Election of Officers - Beth Lewis, Water Quality Program Manager
3. Development of WAPAC Strategic Plan Priorities for FY27-28 - Beth Lewis, Water Quality Program Manager

VIII. DISCUSSION

IX. ADJOURNMENT

NEXT MEETING DATE: October 23, 2025

“FOIA Compliance – Public notification of this meeting has been published and posted in compliance with the Freedom of Information Act and the Town of Bluffton policies.”

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the Town of Bluffton will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. The Town of Bluffton Council Chambers are ADA compatible. Auditory accommodations are available. Any person requiring further accommodation should contact the Town of Bluffton ADA Coordinator at 843.706.4500 or adacoordinator@townofbluffton.com as soon as possible but no later than 48 hours before the scheduled event.

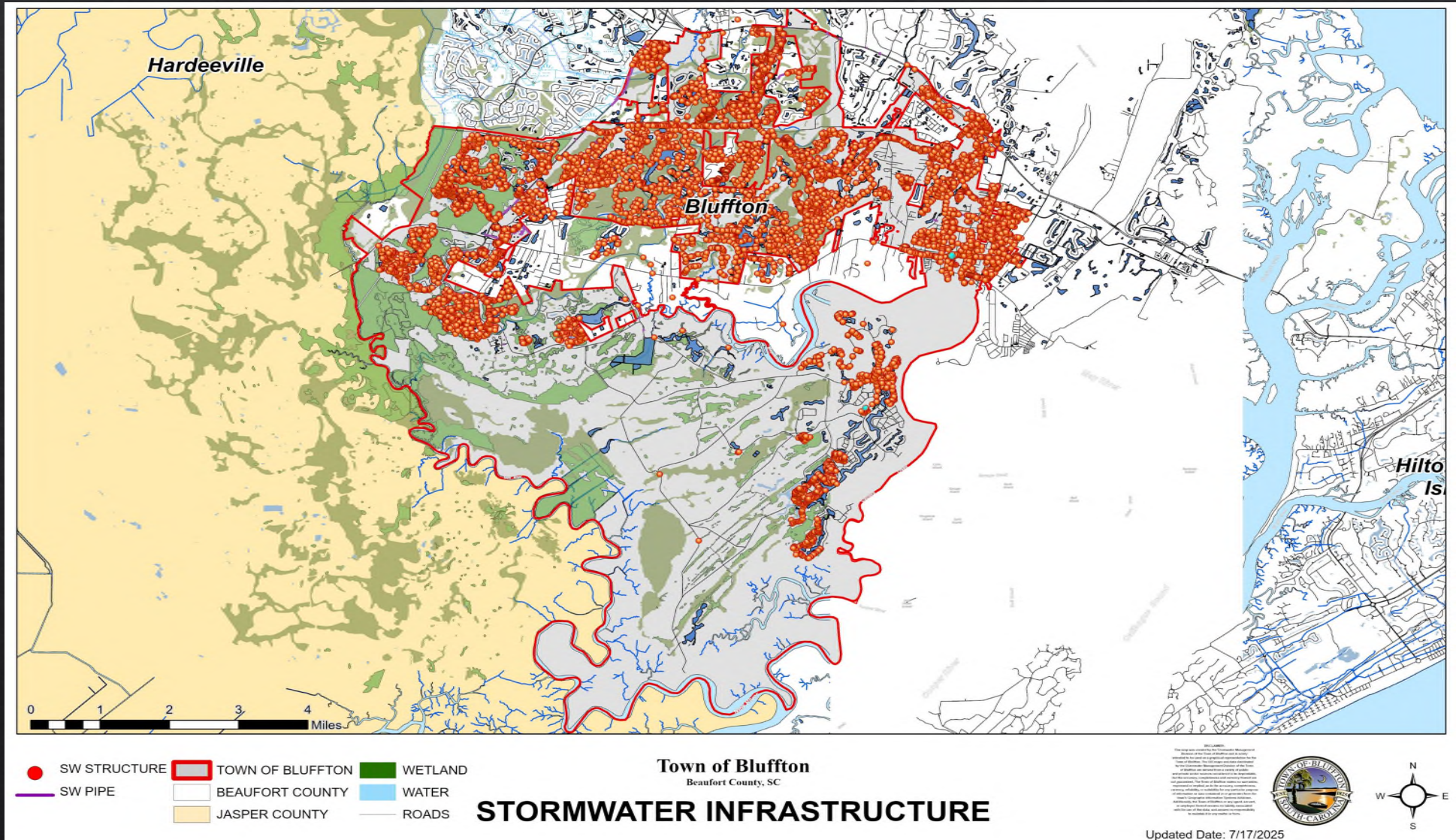
Executive Session – The public body may vote to go into executive session for any item identified for action on the agenda.

**Please note that each member of the public may speak at one public comment session and a form must be filled out and given to the Town Clerk. To submit a public comment online, please click here:*

<https://www.townofbluffton.sc.gov/FormCenter/Town-15/Public-Comment-60>

Public comment is limited to 3 minutes per speaker.

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



Stormwater Infrastructure Inventory Collection Status

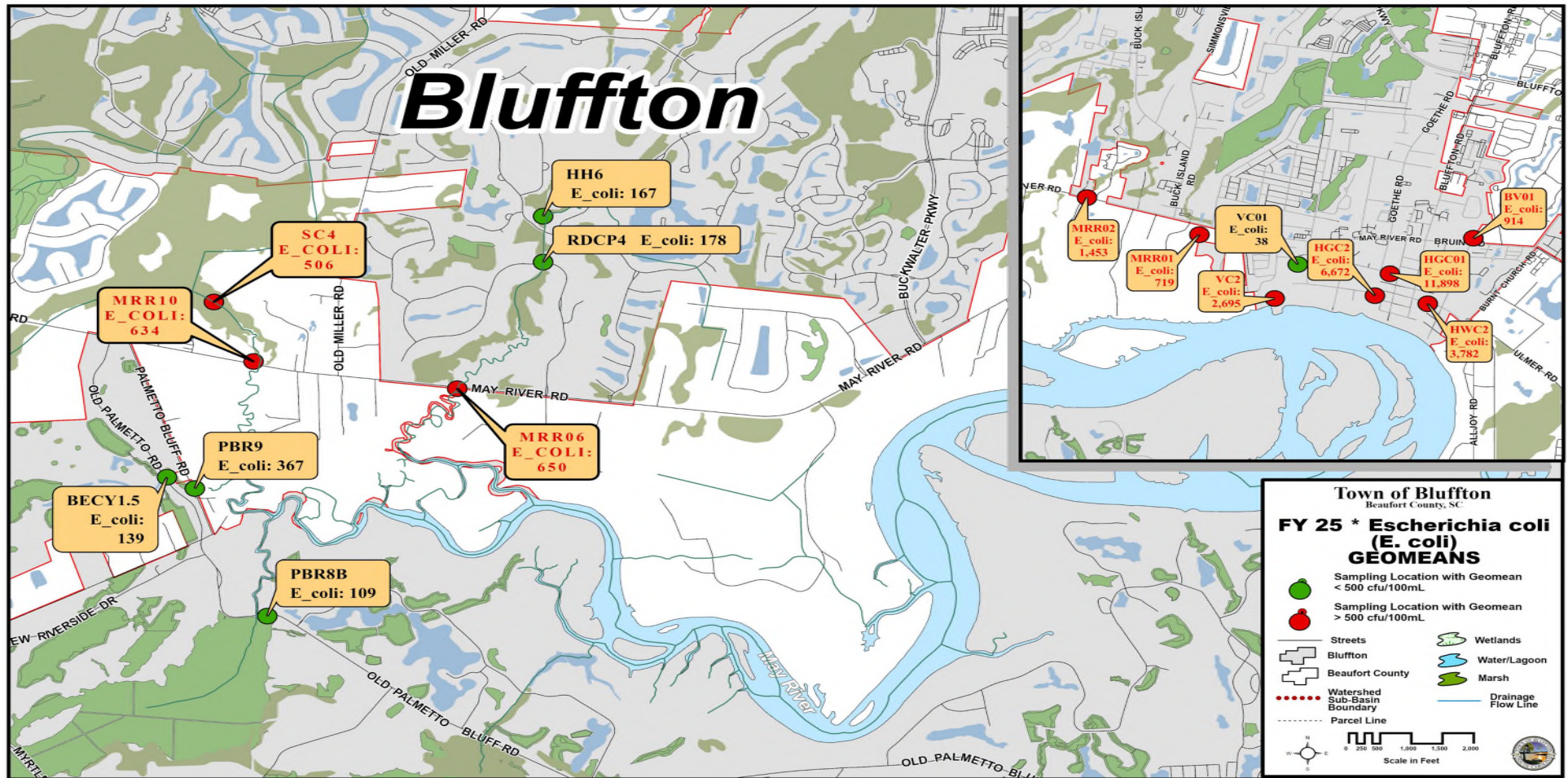
Collection Totals

18,286

FY 2026 YTD

201

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



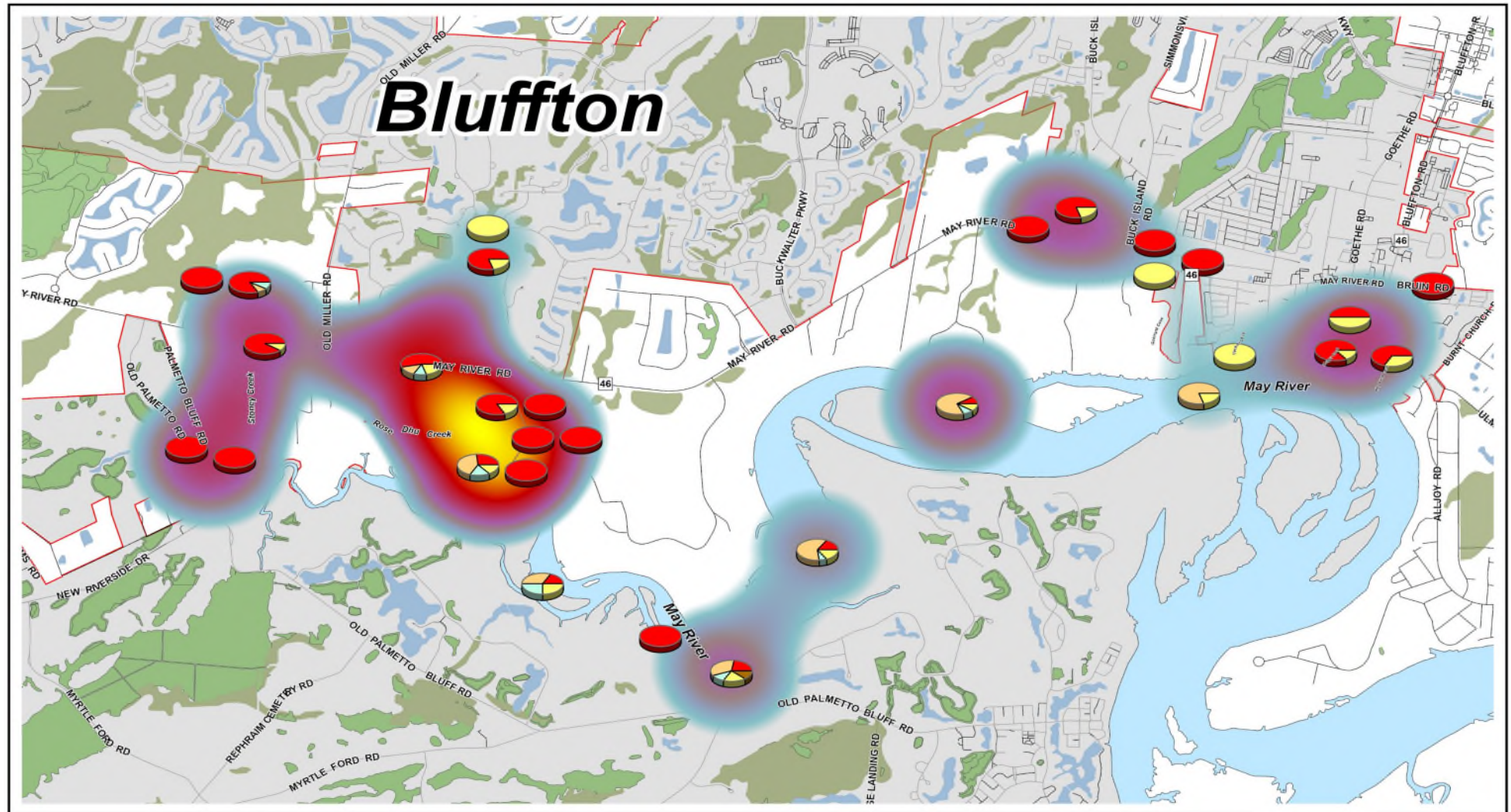
This map does not reflect water quality data collected during Targeted MST Sampling.

* No FY26 Action Plan or Monthly water quality samples have been collected to date. FY26 data will be reported next month.

	USCB Water Quality Samples	Microbial Source Tracking Samples	MS4 Quarterly Samples Collected
FY 2026 YTD Totals	511	71	0
FY 2025 Totals	738	263	206
FY 2024 Totals	620	62	209

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

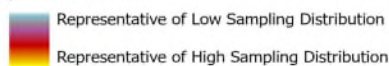


MST Sampling Results



MST Sampling Sites

Intensity of samples



MICROBIAL SOURCE TRACKING (MST) LOCATIONS

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

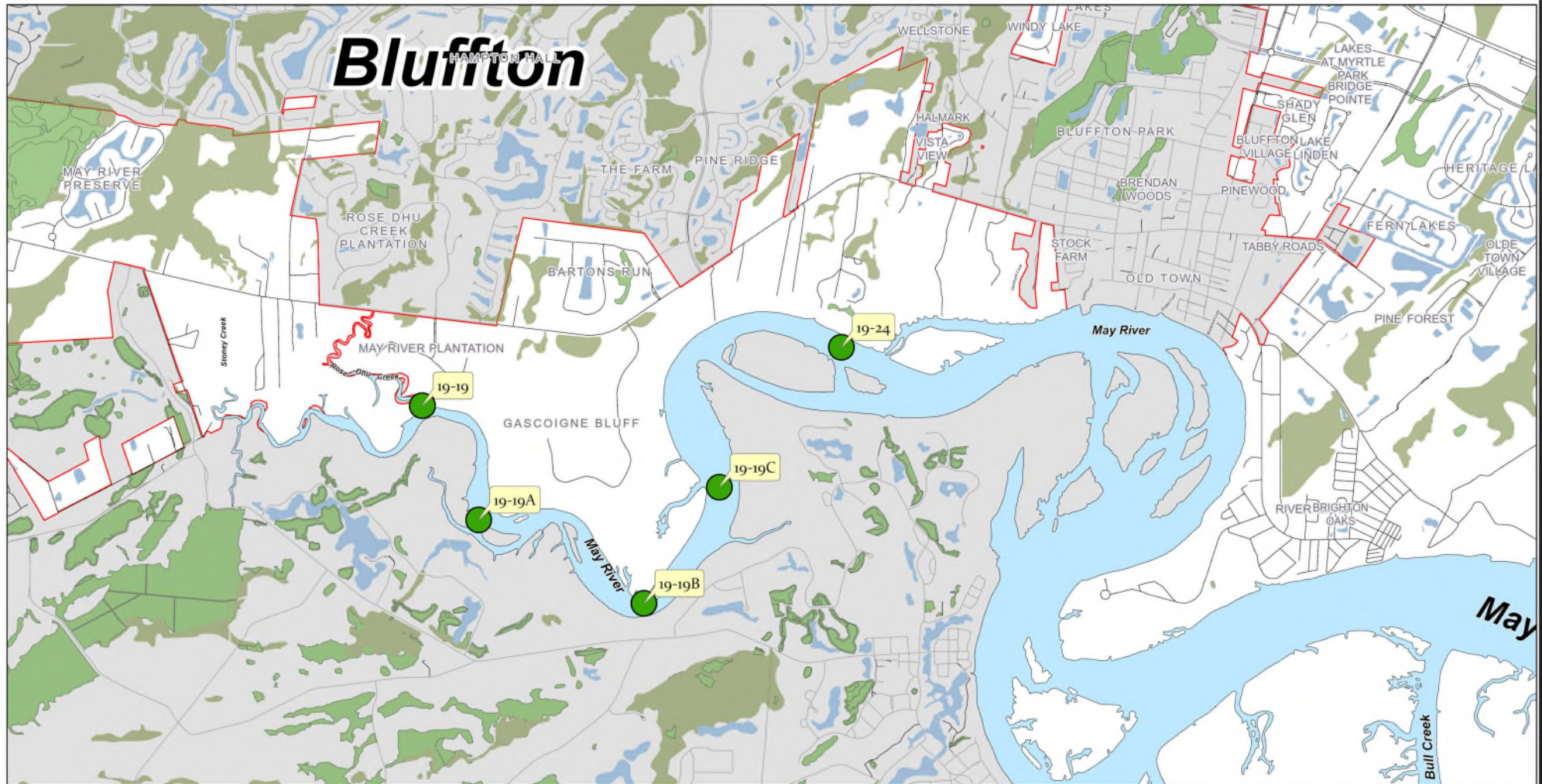
Town of Bluffton
Beaufort County, SC

- Town Jurisdiction
- Beaufort County
- Drainage Flow Lines



Updated Date: 7/17/2025

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

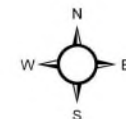


- MST Sampling Location Without Human Genetic Marker Detection
- MST Sampling Location With Human Genetic Marker Detection
- Flowline
- Street
- Town Jurisdiction
- County Jurisdiction

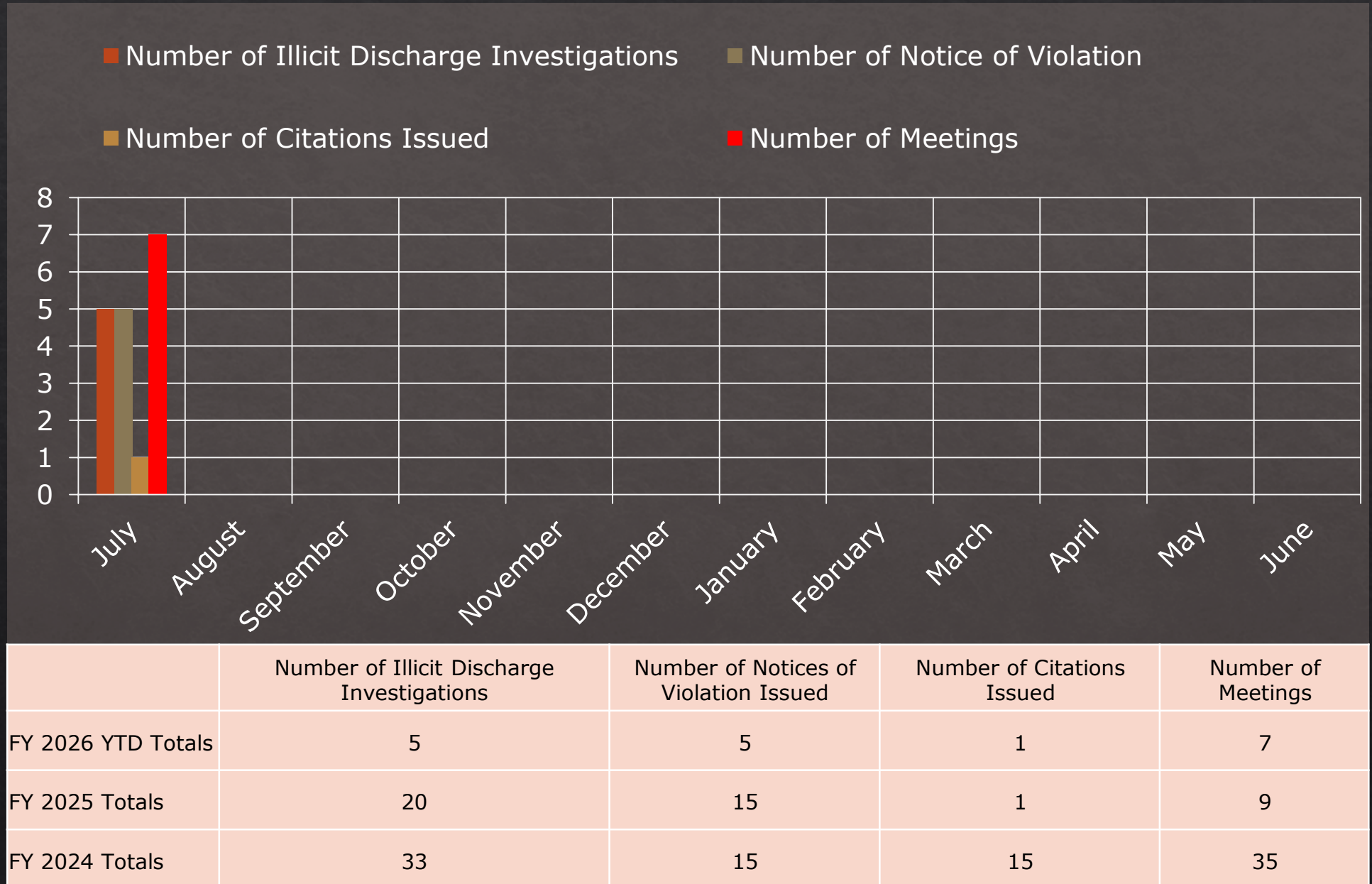
MICROBIAL SOURCE TRACKING LOCATIONS

SCDES Sampling from June 17, 2025

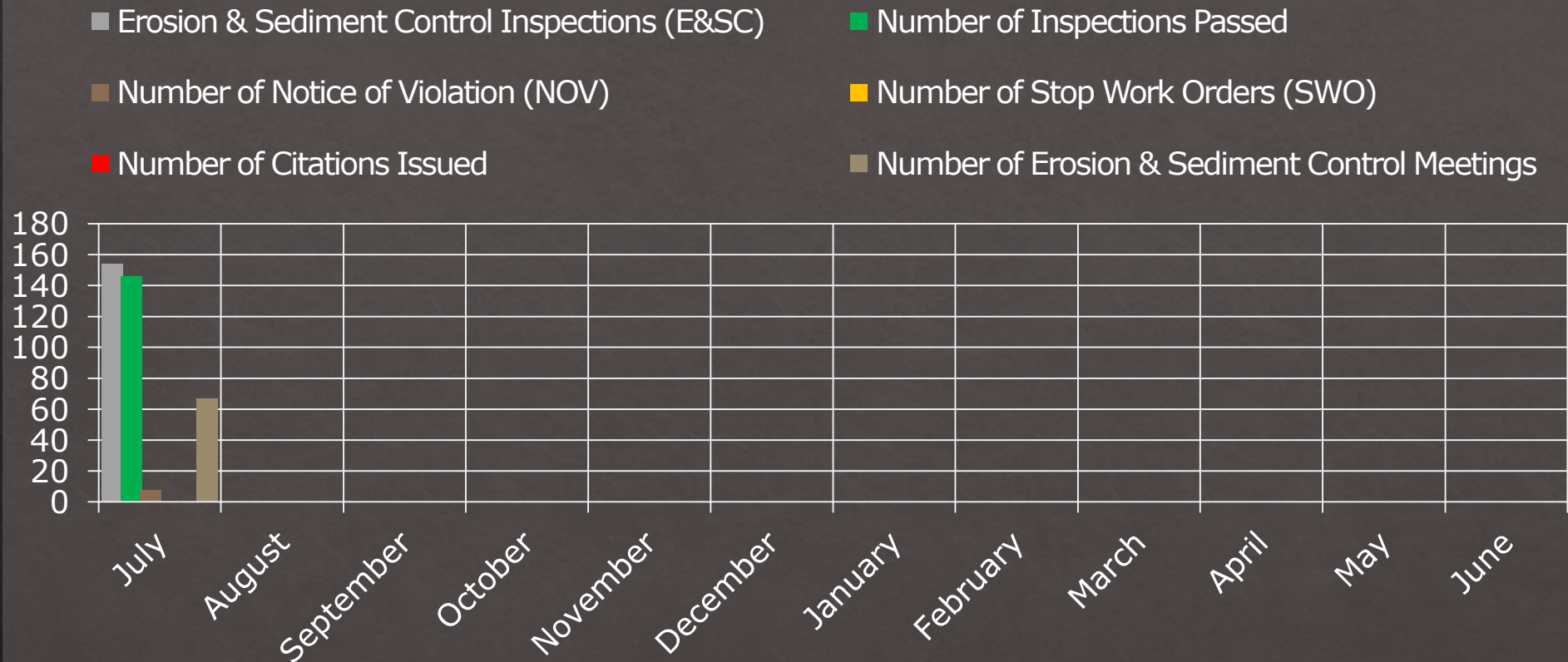
Town of Bluffton
Beaufort County, SC



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

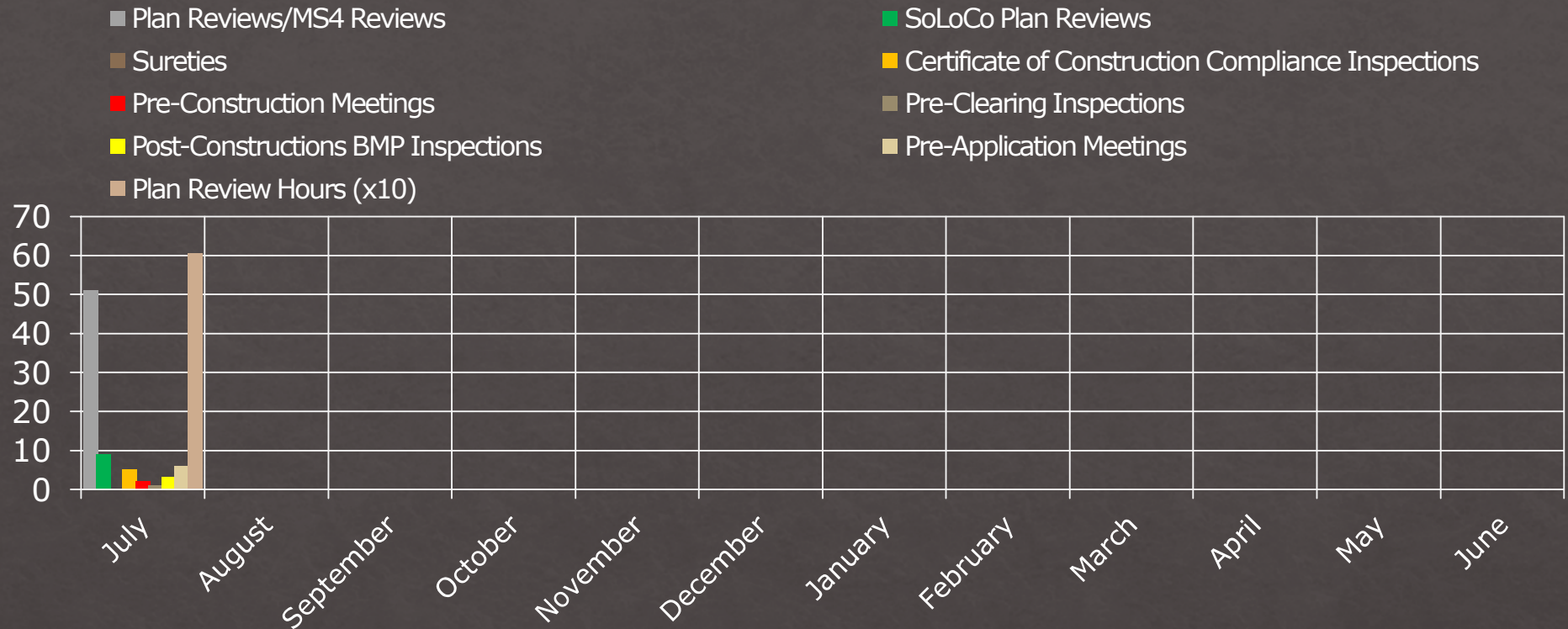


MS4 Minimum Control Measure #4 - Construction Site Stormwater Runoff Control



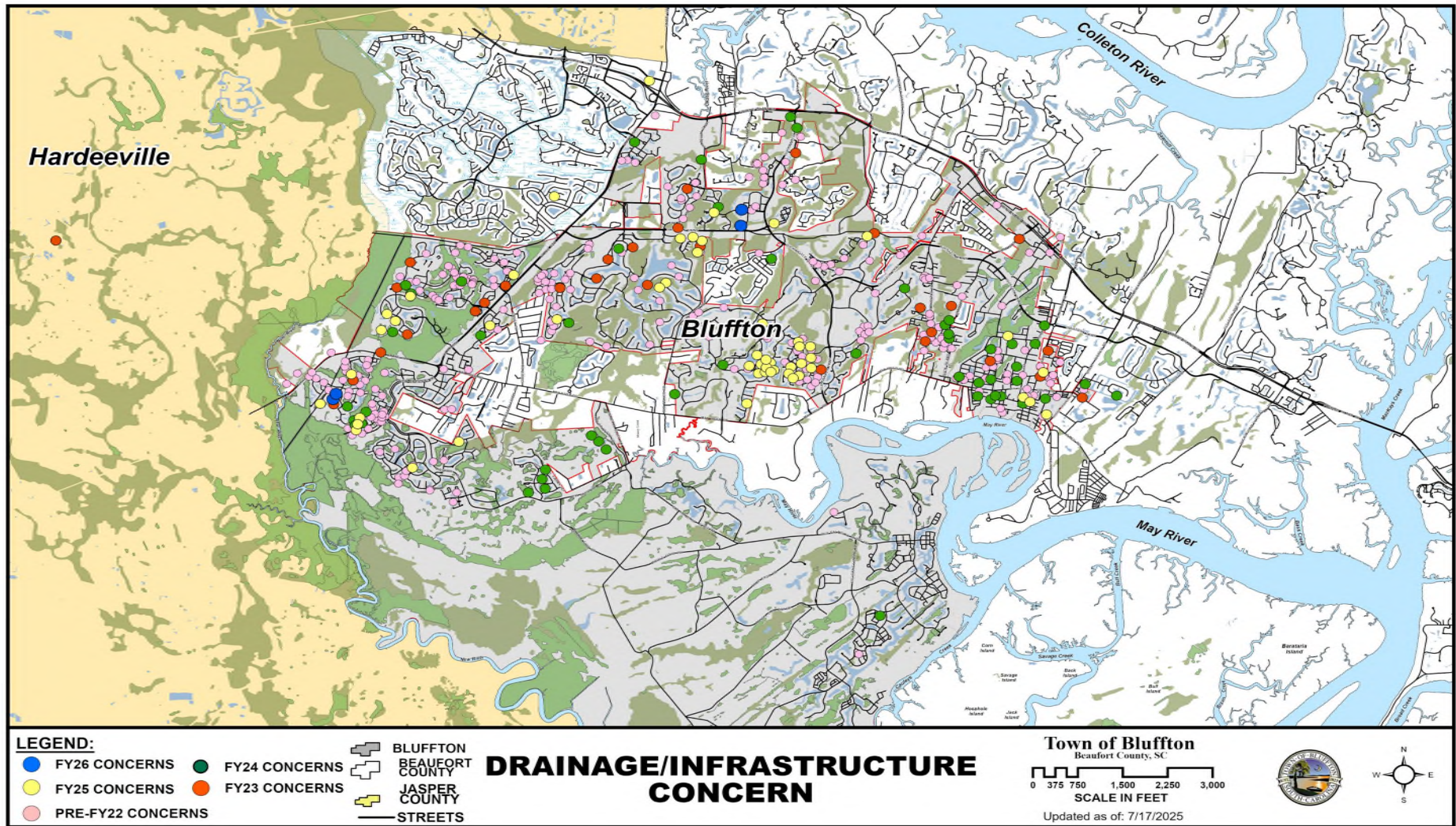
	Number of Sediment & Erosion Control Inspections	Number of Inspections Passed	Number of NOV's Issued	Number of SWO Issued	Number of Citations Issued	Number of E&SC Meetings
FY 2026 YTD Totals	154	146	8	0	0	67
FY 2025 Totals	1,445	1,331	114	8	0	681
FY 2024 Totals	1,875	1,767	103	10	0	526

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



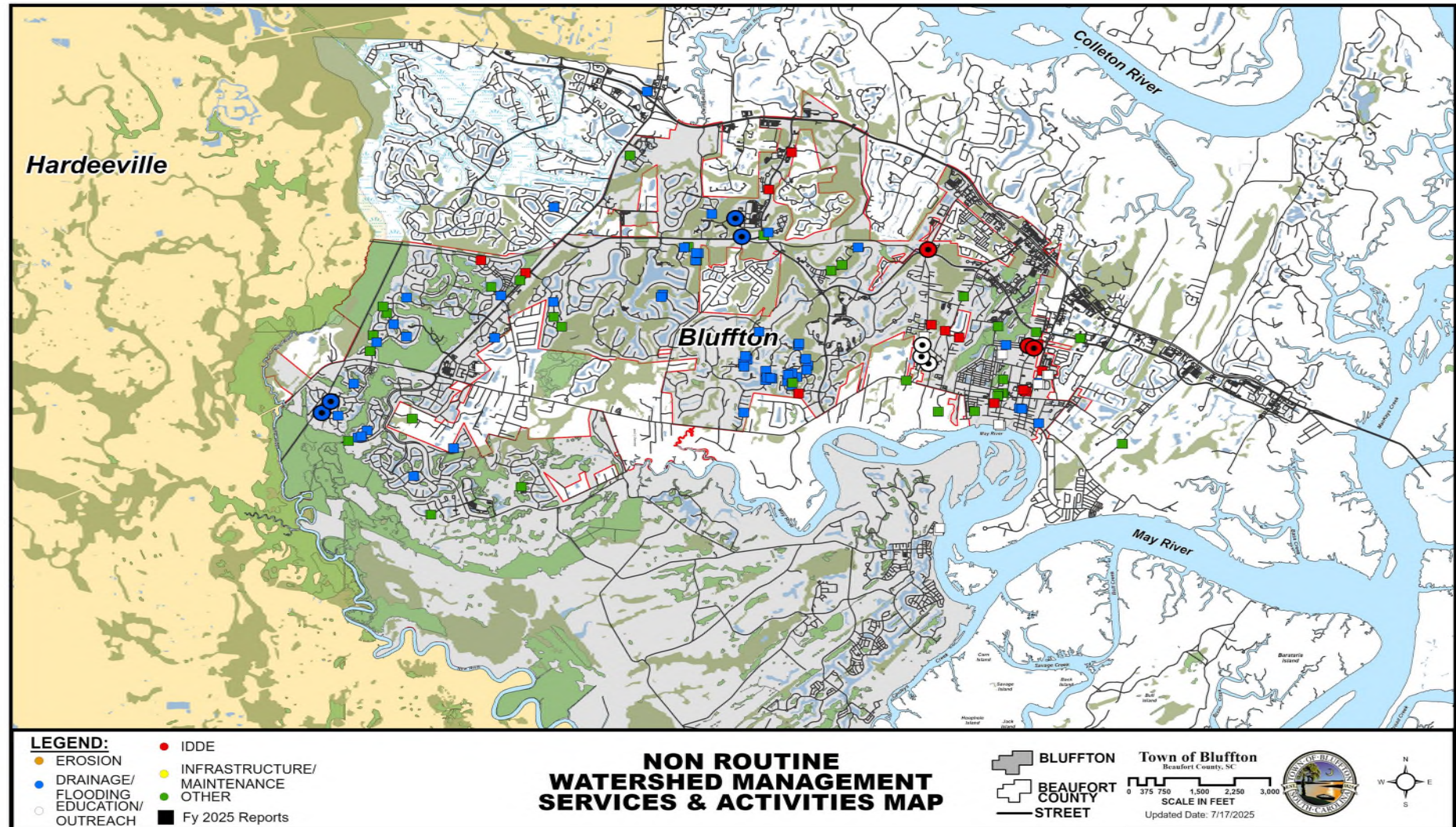
	Plan Reviews MS4 Reviews	SoLoCo Plan Reviews	Sureties	CCC Inspections	Pre-Construction Meetings	Pre-Clearing Inspections	Post Construction BMP Inspections	Pre-Application Meetings	Total Plan Review Hours
FY 2026 YTD	51	9	0	5	2	1	3	6	60.50 Hrs.
FY 2025 Totals	430	76	48	74	26	22	55	63	356 Hrs.
FY 2024 Totals	330	63	27	69	37	28	48	47	283 Hrs.

Citizen Drainage, Maintenance and Inspections Concerns Map



	Number of Drainage Concerns Investigated	Number of Meetings
FY 2026 YTD Totals	4	0
FY 2025 Totals	53	40
FY 2024 Totals	47	13

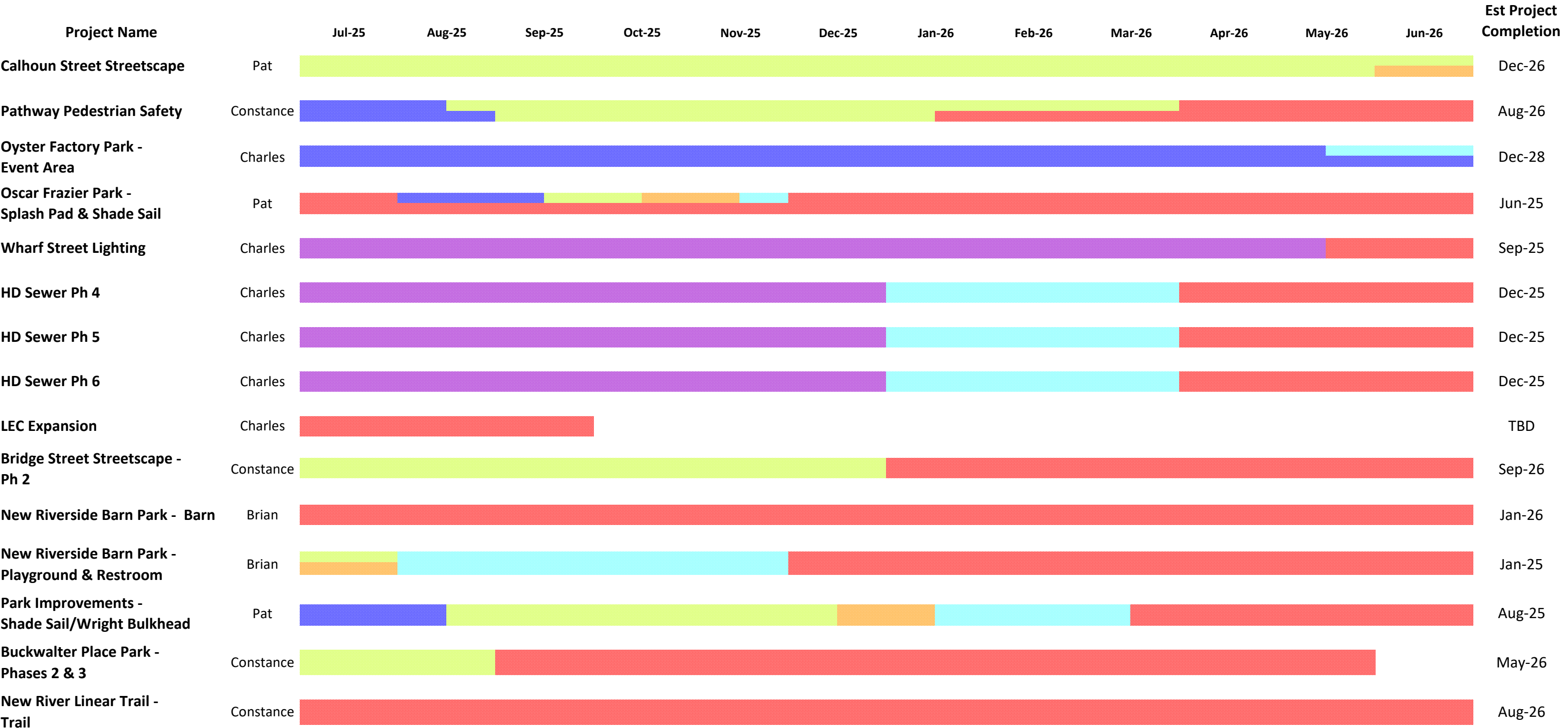
Citizen Request for Watershed Mngt. Services & Activities Map



	Number of Citizen Requests Investigated	Number of Meetings
FY 2026 YTD Totals	13	0
FY 2025 Totals	105	65
FY 2024 Totals	137	40

FY26

CIP Master Project Schedule



Planning & Conceptual Design

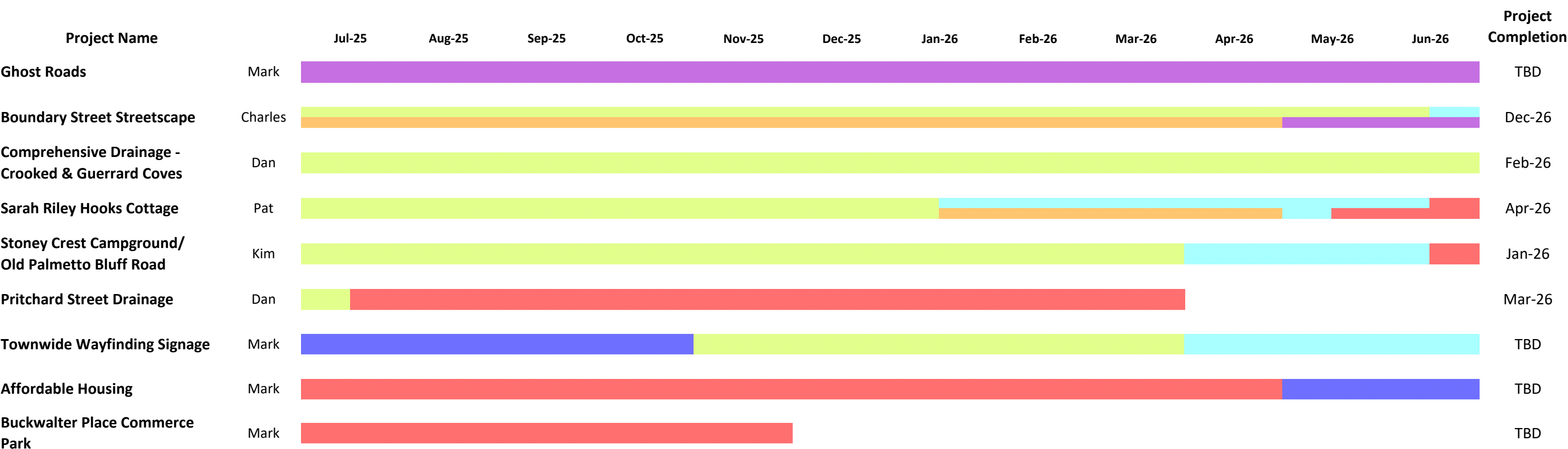
Final Design & Construction Documents

Construction

SUBJECT TO CHANGE

FY26

CIP Master Project Schedule



Planning & Conceptual Design

Final Design & Construction Documents

Construction

SUBJECT TO CHANGE