

TOWN COUNCIL

STAFF REPORT

Projects and Watershed Resilience Department



MEETING DATE:	October 14, 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**
 - No activity; pending direction from Council resulting from Creech and Associates' space needs assessment study.

2. Sarah Riley Hooks Cottage

- Cottage footers and foundation are **complete**. Framing underway.
- **Next Steps**
 - Continue cottage reconstruction through FY26.
 - Update site development plans and Public Project approval per SCDOT comments.
 - Post solicitation for site and landscape development construction in November and begin construction in late 2025.

3. New Riverside Barn Park Public Services Building

- Architectural Plans, Site Development Plans and easements are **complete**.
- **Next Steps**
 - Complete structural design and permitting in FY26.
 - Prepare bid solicitations in Spring 2026 for building and site development construction.

4. New Riverside Barn Park Event Lawn Pavilion

- Foundation construction is underway. Awaiting delivery of timber trusses.
- **Next Steps**
 - Construction is planned to be completed in February 2026.

5. Public Services Expansion and Watershed Facility

- Ordered wetland surveys to determine developable land for expansion.

HOUSING

1. Town of Bluffton Affordable Housing Project – The May

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

PARKS

1. Park Improvements

- Churchich Recreation and Design to replace swings and turf at DuBois Park.
- **Next Steps**
 - Begin construction of DuBois improvements in late October 2025.
 - Submit conceptual design of a proposed second pavilion at Oscar Frazier Park to Town Council at the October Quarterly Workshop.

2. Oyster Factory Park

- Construction of food truck access road paving and drainage began in September.
- Shearlock developing a proposal for Structural Engineering design for the pavilion column base details.
- Architect working on CDs of restroom expansion.
- **Next Steps**
 - Continue coordinating construction of food truck road with Events & Venues.
 - 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**. Working with contractors on warranty replacements and pavement improvements.

4. New Riverside Barn/Park

- Obtained Certificate of Occupancy for the barn.
- Barn and event area landscaping is substantially complete.
- Issued Change Order for the Event Pavilion.
- **Next Steps**
 - Nix Construction to continue all the above.
 - Construction of Barn and Event Pavilion is planned to be completed and open to the Public in February 2026.

5. New River Linear Trail

- BPD enforcing no trespassing for public safety. Construction underway with completion planned for summer 2026.
- **Completed** construction fencing.
- Surveying, silt fencing, erosion control, debris mulching **complete**.
- **Next Steps**
 - Pathway clearing and subbase in progress to connect parking lot to trail.

6. Buckwalter Place Park Improvements

- **Completed** Phase 1.
- 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.

7. New Riverside Barn Park Phase 2 Trails & Disc Golf

- Engineering Design for the Phase 2 trails is **complete**.
- Wood and Partners continue with disc golf design.
- **Next Steps**
 - Complete design and permitting for all above in FY26.
 - Construction for all above is proposed to begin in FY27, subject to funding availability.

INFORMATION TECHNOLOGY INFRASTRUCTURE

1. Document Management

- Document Management System (DMS) is live.

2. Network Infrastructure

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

STORMWATER & SEWER

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

- Construction underway for HD Sewer – Lawrence Street **complete**.
- Green Street design modifications to account for Boundary Street drainage is **complete**.
- **Next Steps:**
 - Continue construction on Water Street, then proceed to Green Street.
 - Once complete, contractor to test system, BJWSA to accept system, then BJWSA to receive permit to operate from DES, then tie residents into sewer system.
 - Negotiations with residents for rights of entry and information on sewer connections and construction sequencing on-going.

2. Bridge Street Streetscape

- a. **Completed** Lighting plan.
- b. Clarified SCDOT right of way conflict.
- c. **Completed** IT fiber conduit connection to Town Hall.
- d. **Completed** Montessori and Bluffton Telephone easements.
- **Next Steps:**
 - Continue engineering design for SCDOT permitting (95%).
 - Continue planning and design for underground power cost estimate.
 - Continue Streetscape easements for lighting and sidewalks.

3. Comprehensive Drainage Plan Improvements

- Draft Engineering Report for Crooked Cove review **completed**, comments being compiled and field meeting to be scheduled to discuss recommended projects.

- Engineering Report for Guerrard Cove in development.
- SCEMD HMGP for Huger and Verdier Cove work full application submitted 8/29/25.
- Meeting to be scheduled with Beaufort County to discuss Heyward Cove Engineering Report and Owner Asset Report findings.
- **Next Steps:**
 - Guerrard Cove Engineering Report submittal.
 - Develop scope for Rose Dhu Creek drainage area.

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

- Preliminary Design of the 9 participating sites **complete**.
- 15 additional sites concept plan development near completion.
- Presenting Impervious Restoration Program goals/objectives at SESWA conference on 10/2/25.
- **Next Steps:**
 - Finalize Impervious Restoration Program Policy Document.
 - Collaborate with Director of Procurement for an agreement with BCSD and Private Owners to construct impervious restoration projects at school sites.

5. 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, Phase 2 design and construction and Phase 3 analysis of areas outside the Historic District.
- **Completed** May River Road RRFB SCDOT encroachment permits.
- Phase 3 30 locations awarded to Infrastructure Consulting Engineering.
- **Next Steps:**
 - Obtained and reviewed quotes for RRFB for installation at May River Road and Calhoun, Wharf and Thomas Heyward intersections.
 - Installation of May River Road RRFBs scheduled for December 2025.
 - Review of New Riverside pedestrian crossing scheduled for 10/21/25 Town Council workshop.
 - Phase 3 Bluffton Road crossing locations design in progress.

2. Calhoun Street Streetscape

- Preliminary engineering design is 65% complete.
- **Next Steps:**
 - Continue negotiations with May River Road property owners for main transmission line easements for underground power.
 - Continue to coordinate underground power layout and modifications 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 permit amendment to relocate Lawrence Street drainage outfall to Green Street.
- **Next Steps:**
 - Continue coordinating with Dominion Energy to obtain underground power layout and facility locations.
 - Continue with engineering re-design and permitting for Green St. outfall.
 - Prepare easement exhibits, appraisals and continue easement negotiations.
 - Construction is planned to begin in 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.
- Apparent responsive and responsible low bid determined to be Gulf Stream Construction Company, Inc. at \$1,943,052,16.
- **Next Steps:**
 - Easement acquisition documents have been finalized, and easement acquisitions continue.
 - Finalize permit approvals.
 - Consideration for Town Council Construction Contract Approval anticipated for October TC Meeting.

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WATERSHED MANAGEMENT UPDATE

Administrative Update

- Targeted Microbial Source Tracking (MST) Program within the May River Watershed continues with nearly weekly sampling. Email notifications will be sent monthly.
- Staff spoke with Kevin Mitchell, Deputy EDS Director for the Town of Mount Pleasant, regarding a wetland protection ordinance modeled after the Town's.
- Staff met with staff from the South Carolina Environmental Law Project (SCELP) to discuss stormwater design standards at a local and state level.

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, and 2b*

- The May River headwaters stormwater model calibration contract has been executed, and the project kickoff meeting was conducted.
- Targeted Microbial Source Tracking (MST) Sampling Program targets multiple potential sources 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 throughout August and September. The human and dog genetic markers continue to be detected repeatedly.

3. Resiliency

- Staff met with the City of Charleston's Resilience Officer, the Town of Hilton Head's Chief Environmental Officer, and Furman University's Shi Institute to discuss their ongoing resilience initiatives.
- Staff continue work with the Green Infrastructure Center (GIC) on tree canopy mapping in the Town's jurisdiction with support from a SC Forestry Grant award.
- Wetlands and Resiliency Ordinances:
 - Staff met with the consultant team (McCormick Taylor and Center for Watershed Protection) to discuss on-going wetland and resilience work.
 - Staff are reviewing a draft of the wetland ordinance from the consultant team.
 - Staff coordinated review with Growth Management and legal of the draft.
 - Staff received the Wetland Mapping Tool. The tool and its accompanying memorandum are under review.
 - Staff have drafted a wetland waiver policy document to provide guidance for applicants and review criteria for staff.

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

- Staff organized the Beach Sweep/River Sweep. Approximately 275 volunteers attended the event.
- Moreno, Lewis, and Rybak presented at the Southeast Stormwater Association's (SESWA) Annual Conference on the Town's Wetland Ordinance and Impervious Restoration Program.
- Moreno submitted an article on the Town's Microbial Source Tracking (MST) Program to be included as part of SESWA's monthly newsletter.

- Staff continue to coordinate with the Communications Department on social media campaign encouraging owners to pick up after pets.
- Staff are creating handouts for private horse owners and communities with equestrian facilities to emphasize the importance of proper waste management.
- Staff met with the Port Royal Sound Foundation and regional partners to discuss the foundation's new H2O water quality portal.
- Staff attended the Lowcountry Consortium Meeting held at Parris Island.
- The next Watershed Action Plan Advisory Committee meeting will be held 10/23/25.

– **Attachment 3**

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

- Staff inspected the ditch adjacent to the Jennie Kitty Municipal Building following human genetic marker detections and found no signs of an illicit discharge. Staff are working with BJWSA to confirm the sewer connection status of several properties within the area.
- *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)

- Moreno completed her recertification as a Qualified Compliance Inspector of Stormwater (QCIS).
- Watershed Management team attended SESWA conference held on Hilton Head Island for continued training. Jones serves on the Board of Directors and Executive Committee.

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 Request for Watershed Management Services & Activities – Attachment 7

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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
 - b. Targeted MST Sampling Sites Map
3. MS4 Minimum Control Measures #1 and #2 – WAPAC Agenda
4. MS4 Minimum Control Measure #3 – Illicit Discharge Detection and Elimination
 - a. *E. coli* Concentrations Trend Map
 - b. Monthly Microbial Source Tracking Trend 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

	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	31.0	350.0	13.0	240.0	49.0	350.0	13.0	13.0	7.8	170.0	7.8	7.8	14.0	79.0	17.0	22.0	33.0	33.0	13.0	130.0	2.0
August	23.0	23.0	33.0	220.0	23.0	49.0	23.0	49.0	11.0	6.8	23.0	79.0	13.0	13.0	49.0	79.0	17.0	23.0	49.0	33.0	11.0	2.0	13.0	7.8
July	920.0	350.0	31.0	70.0	49.0	920.0	31.0	79.0	95.0	70.0	32.0	350.0	130.0	49.0	32.0	130.0	23.0	33.0	33.0	21.0	46.0	17.0	32.0	11.0
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	41.0	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:

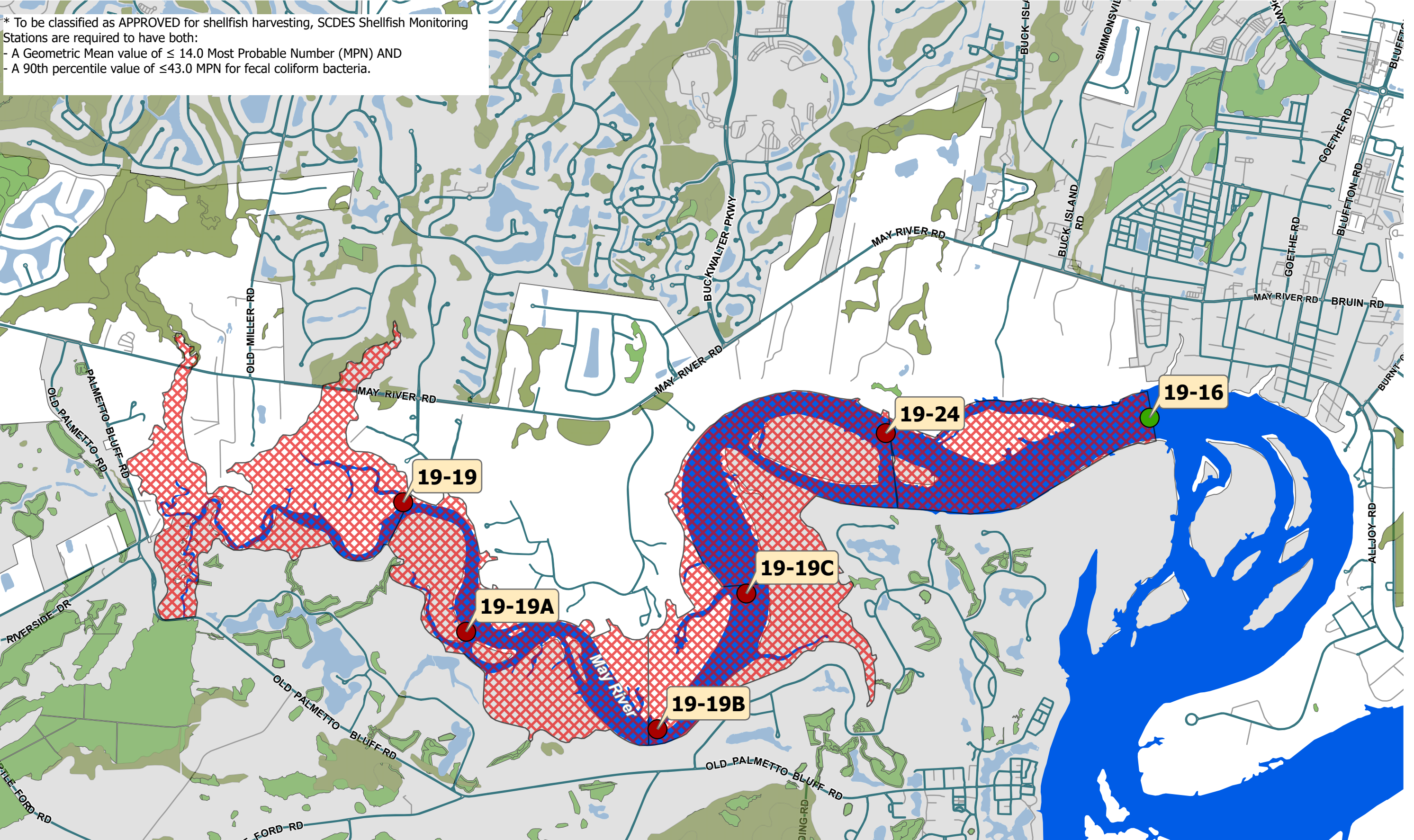
December 2024 ends the data collection period for 2025 shellfish harvesting season.

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.

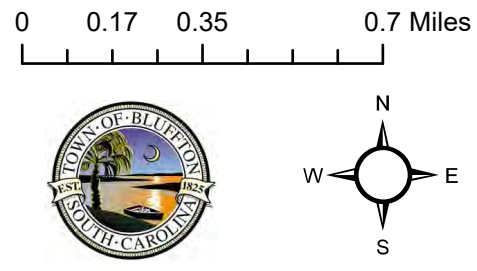
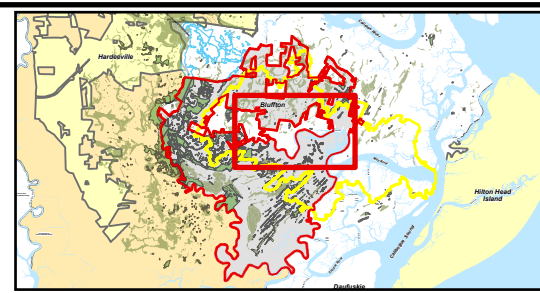
2025 fecal coliform data is part of the 2026 classification data collection period.

* 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 | 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:
 - o Cahill
 - o Gascoigne
 - o Stoney Creek
 - o 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:
 - Finalize Impervious Restoration Program Policy Document.
 - Collaborate with Director of Procurement for an agreement with BCSD and Private Owners 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
- Obtained approval for proposed improvements with Beaufort County School District and Beaufort County on pool operation impacts.
- Street lighting agreement with Dominion approved.
- IFB posted July 29, 2025. Bids received and bid evaluation complete. Apparent responsive and responsible low bid determined to be Gulf Stream Construction Company, Inc. at \$1,943,052,16.
- **Next Steps**
 - Easement acquisition documents have been finalized, and easement acquisitions continue.
 - Finalize permit approvals.
 - Consideration for Town Council Construction Contract Approval anticipated for October TC Meeting.

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.

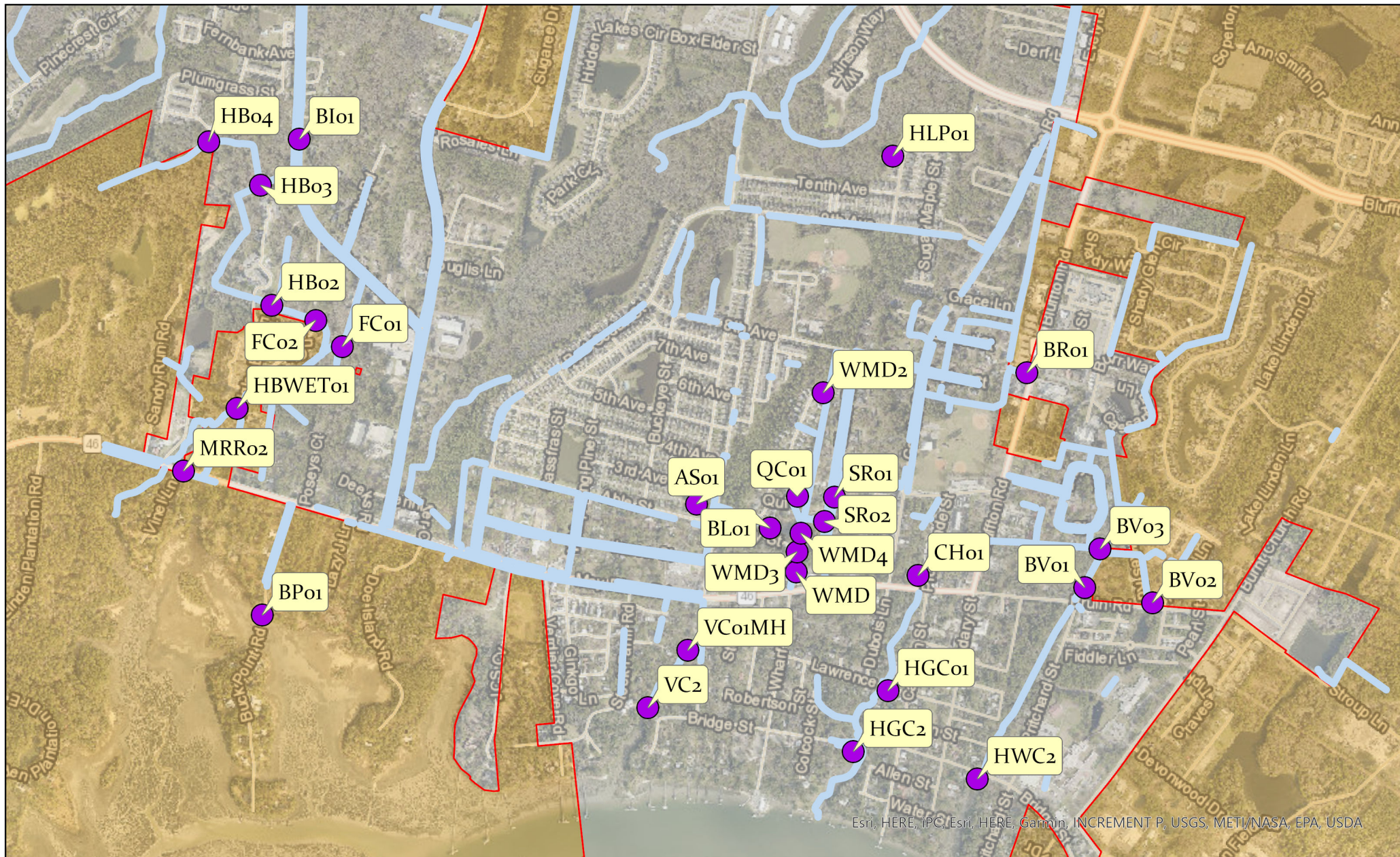
MRWAP Water Quality Program Recommendations Update:

- 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 will now 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
 - The contract for work associated with the calibration of the Town's May River Watershed Action Plan model has been executed. A project kickoff meeting was held in September.
 - The Town has Fiscal Year 2026 (FY26) funding for this work.

			Summary of All Targeted Microbial Source Tracking Marker Results To-Date									
Sub-basin	Sampling Location	Location Description	Human		Dog		Bird		Deer		Horse	
			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	5/77	6.49%	2/12	15.38%	6/12	50.00%	3/13	23.08%	0/7	0.00%
	19-19A	Unnamed Tributary near SW corner of Gascoigne Bluff	3/76	3.95%	4/12	33.33%	4/11	36.36%	3/12	2.68%	0/8	0.00%
	19-19B	Bend in May River nearest the high bluff of Palmetto Bluff	4/75	5.33%	4/11	36.36%	3/9	33.33%	1/10	10.00%	1/7	14.29%
	19-19C	First Unnamed Tributary leading from Gascoigne Bluff	4/75	5.33%	2/11	18.18%	3/9	33.33%	1/10	10.00%	0/7	0.00%
	19-24	May River at Southern End of Crane Island	1/77	1.30%	2/15	13.33%	8/14	57.14%	0/7	0.00%	0/7	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%	4/10	40.00%	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%	5/10	50.00%	0/10	0.00%	1/10	10.00%	0/10	0.00%
	BV02	Drainage ditch at intersection of Hawkes Rd and Pritchard St	1/10	10.00%	2/10	20.00%	0/10	0.00%	0/10	0.00%	0/10	0.00%
	BV03	Drainage ditch at the end of Hawkes Rd	0/10	0.00%	6/10	60.00%	0/10	0.00%	1/10	10.00%	0/10	0.00%
	HWC2	Heyward Cove overpass on Bridge St	5/7	71.43%	7/7	100.00%	2/7	28.57%	2/7	28.57%	0/7	0.00%
Huger Cove	HGC01	Drainage ditch on Lawrence St	5/10	50.00%	6/10	60.00%	1/10	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%
	HGC2	Huger Cove overpass on Bridge St	4/7	57.14%	6/7	85.71%	0/7	0.00%	0/7	0.00%	0/7	0.00%
Verdier Cove	HLP01	Pond on Honey Locust Ave	0/6	0.00%	2/6	33.33%	0/6	0.00%	0/6	0.00%	0/6	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	0/6	0.00%	1/6	16.67%	0/6	0.00%	1/6	16.67%	0/6	0.00%
	WMD	Drainage ditch adjacent to Watershed building	5/5	100.00%	1/5	20.00%	3/5	60.00%	1/5	20.00%	0/5	0.00%
	WMD2	Bginning 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	0/6	0.00%	2/6	33.33%	0/6	0.00%	0/6	0.00%	0/6	0.00%
	VC2	Kayak dock in Stock Farm	0/2	0.00%	1/2	50.00%	0/2	0.00%	0/2	0.00%	0/2	0.00%
	BL01	Manhole in front of 12 and 14 Brenden Ln	0/2	0.00%	0/2	0.00%	0/2	0.00%	0/2	0.00%	0/2	0.00%
	QC01	Manhole in front of 6 and 8 Quinn St	0/2	0.00%	0/2	0.00%	0/2	0.00%	0/2	0.00%	0/2	0.00%



Esri, HERE, IPC, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, EPA, USDA

Legend

Targeted MST
Sampling Locations

Targeted MST Sampling
Locations

Drainage Channels

Jurisdiction

BEAUFORT COUNTY

BLUFFTON

Town of Bluffton Targeted MST Sampling Locations



TOWN OF BLUFFTON

MAY RIVER WATERSHED ACTION PLAN

ADVISORY COMMITTEE

2025 Meeting Schedule

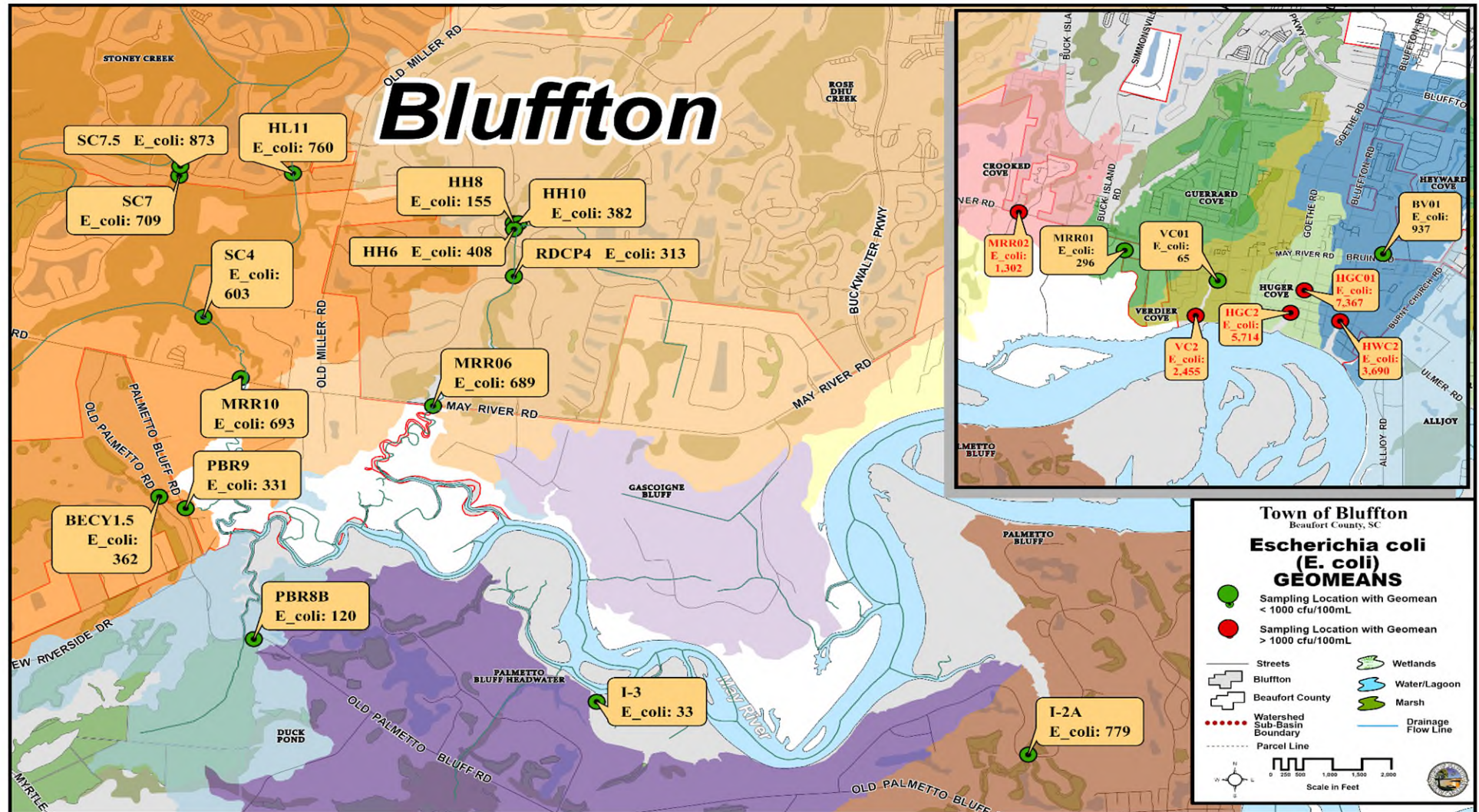
QUARTERLY MEETING DATES
January 23, 2025
April 24, 2025
July 24, 2025
October 23, 2025

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: *E. coli* Concentrations Trend Map

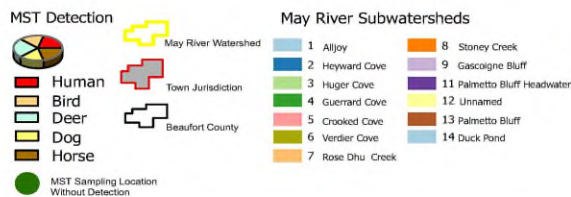
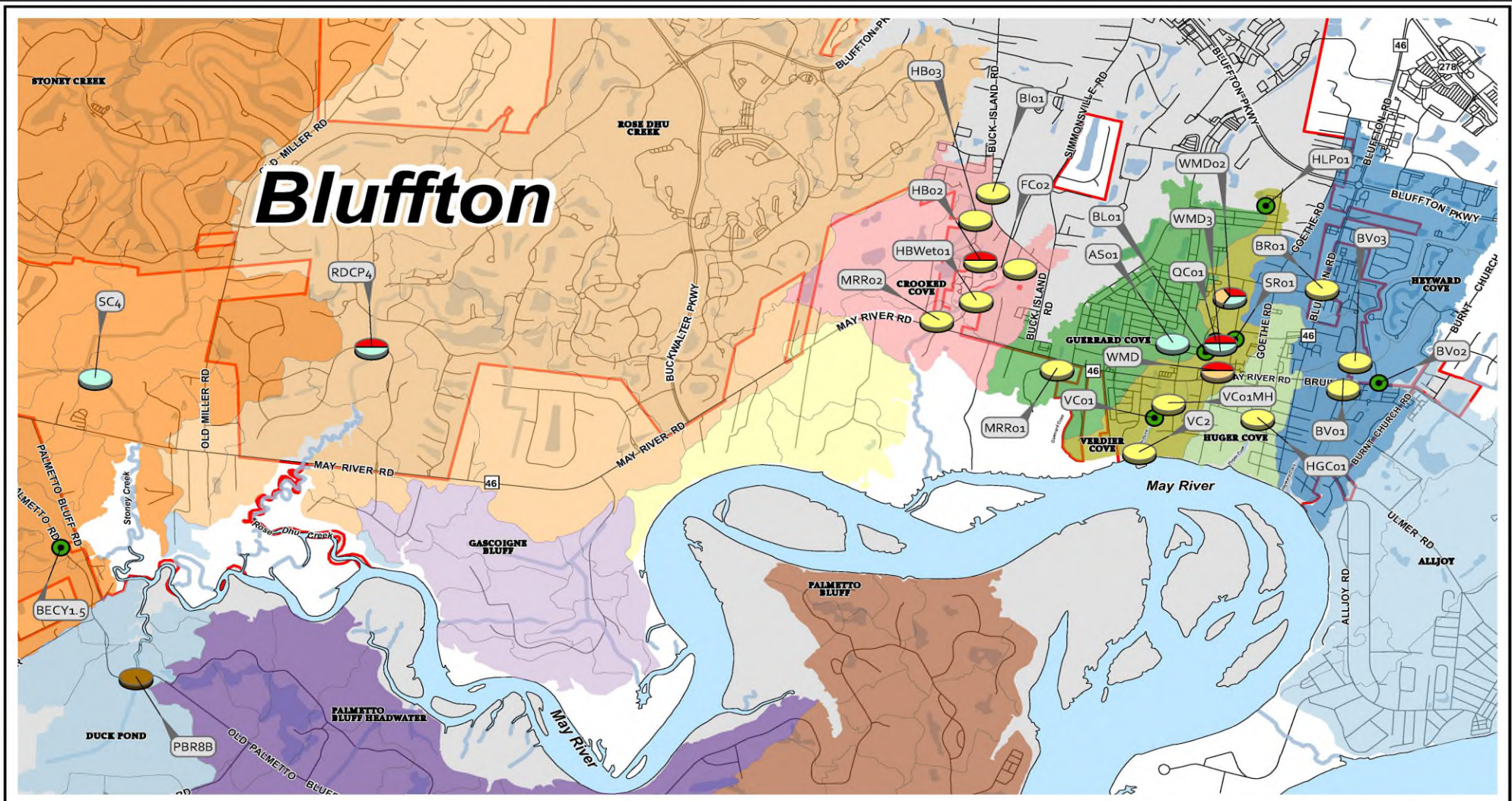


E. coli geomeans updated as of: 9/22/2025

	USCB Water Quality Samples	Microbial Source Tracking Samples	MS4 Quarterly Samples Collected
FY 2026 YTD Totals	1,046	161	9

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

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



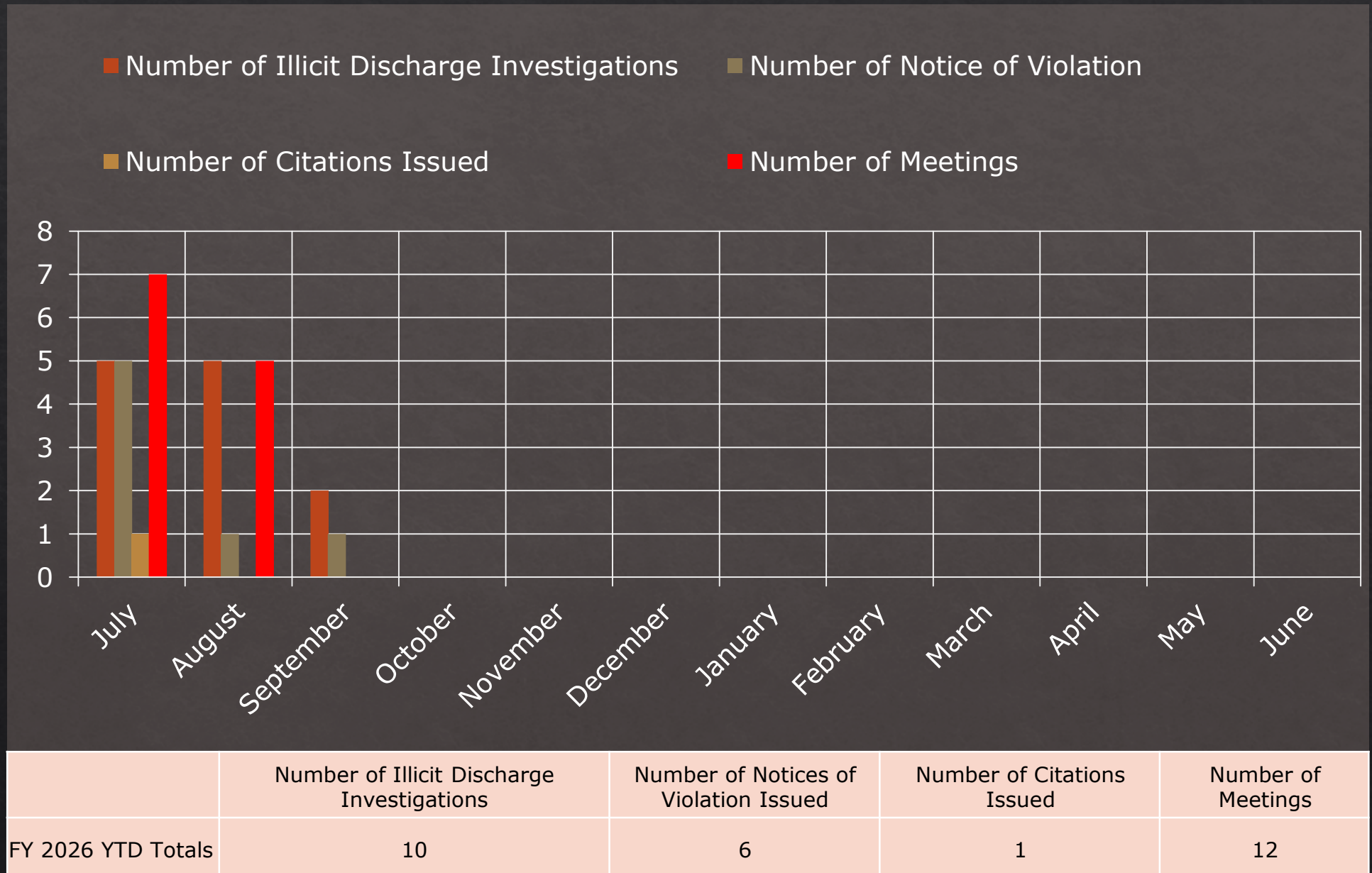
MICROBIAL SOURCE TRACKING (MST) LOCATIONS

Current Sampling Results

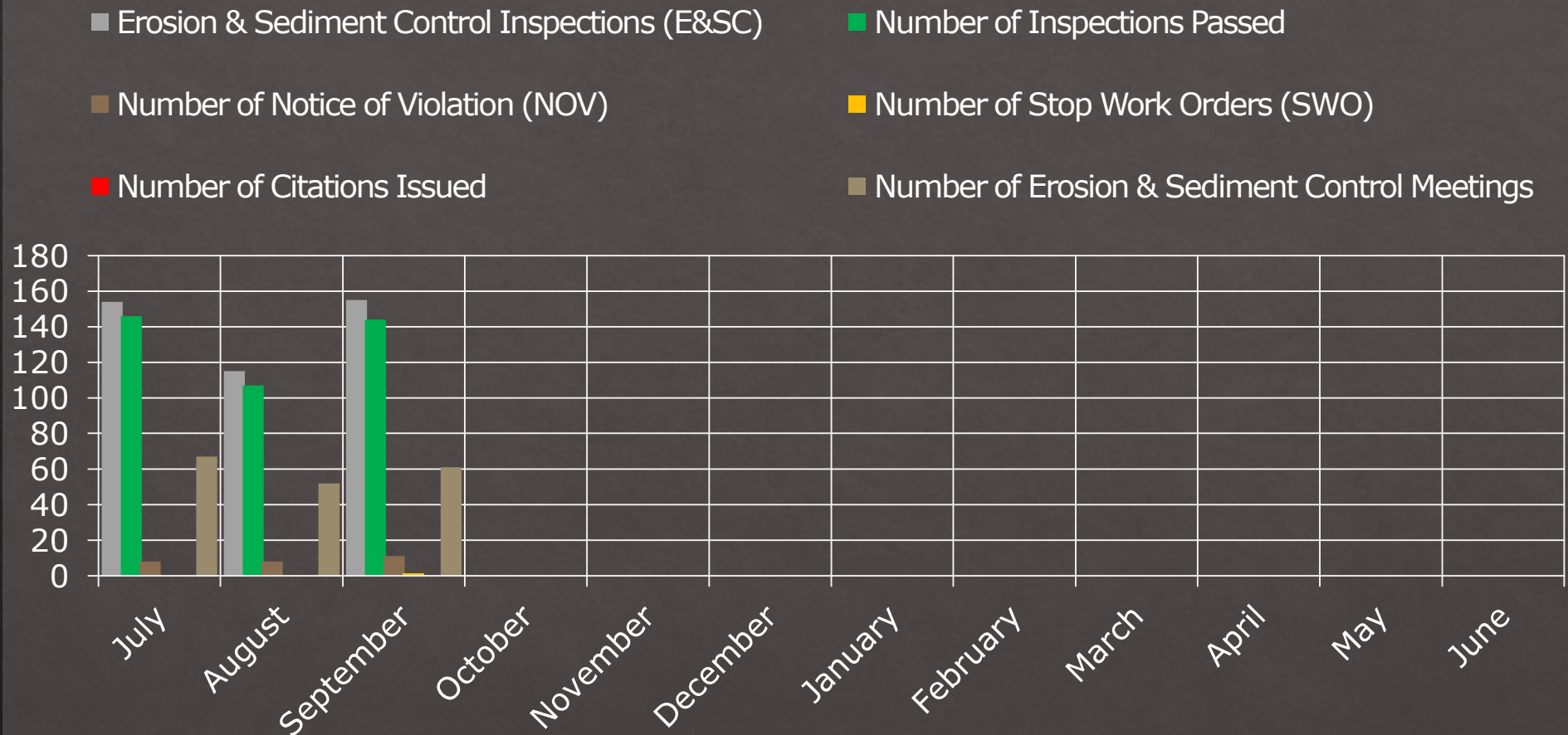
Town of Bluffton
Beaufort County, SC



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

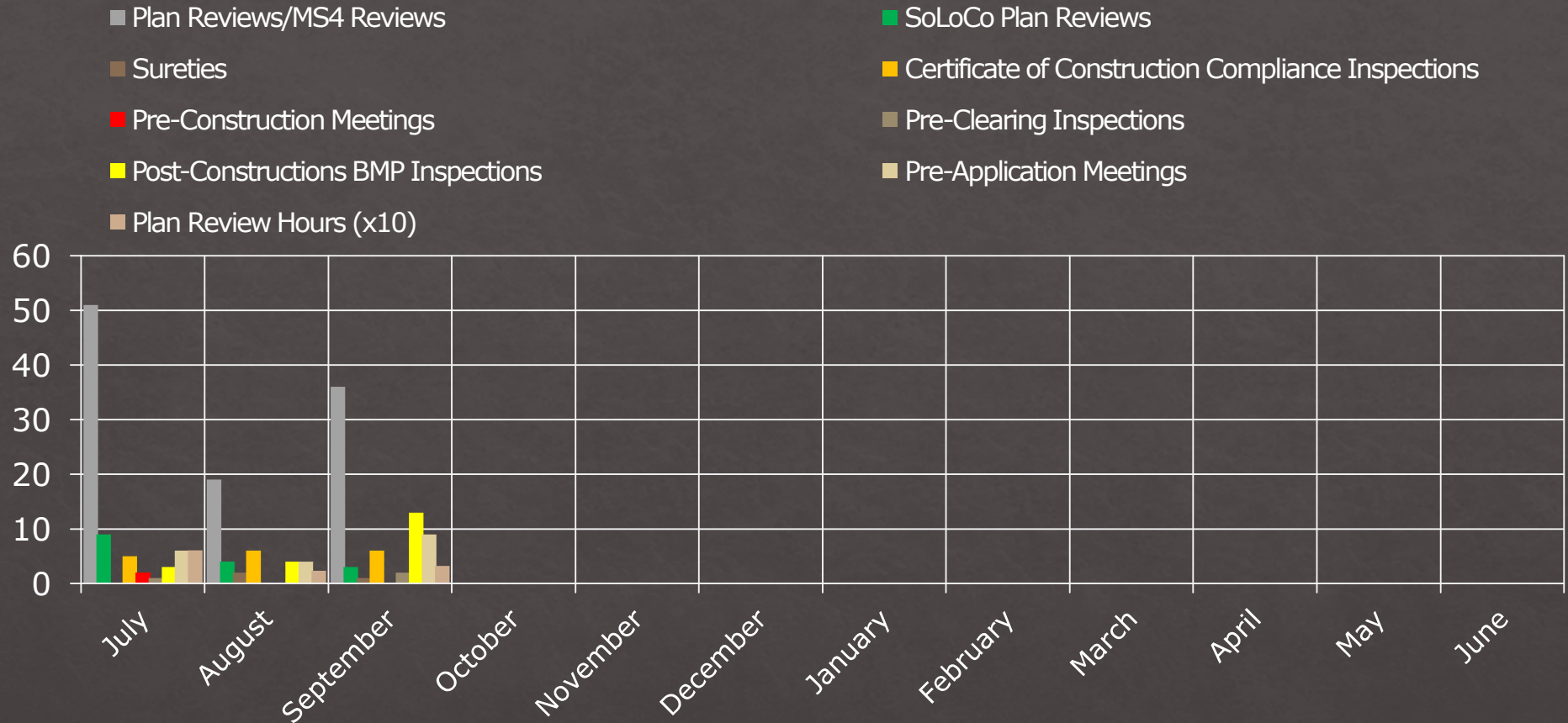


MS4 Minimum Control Measure #4 - Construction Site Stormwater Runoff Control



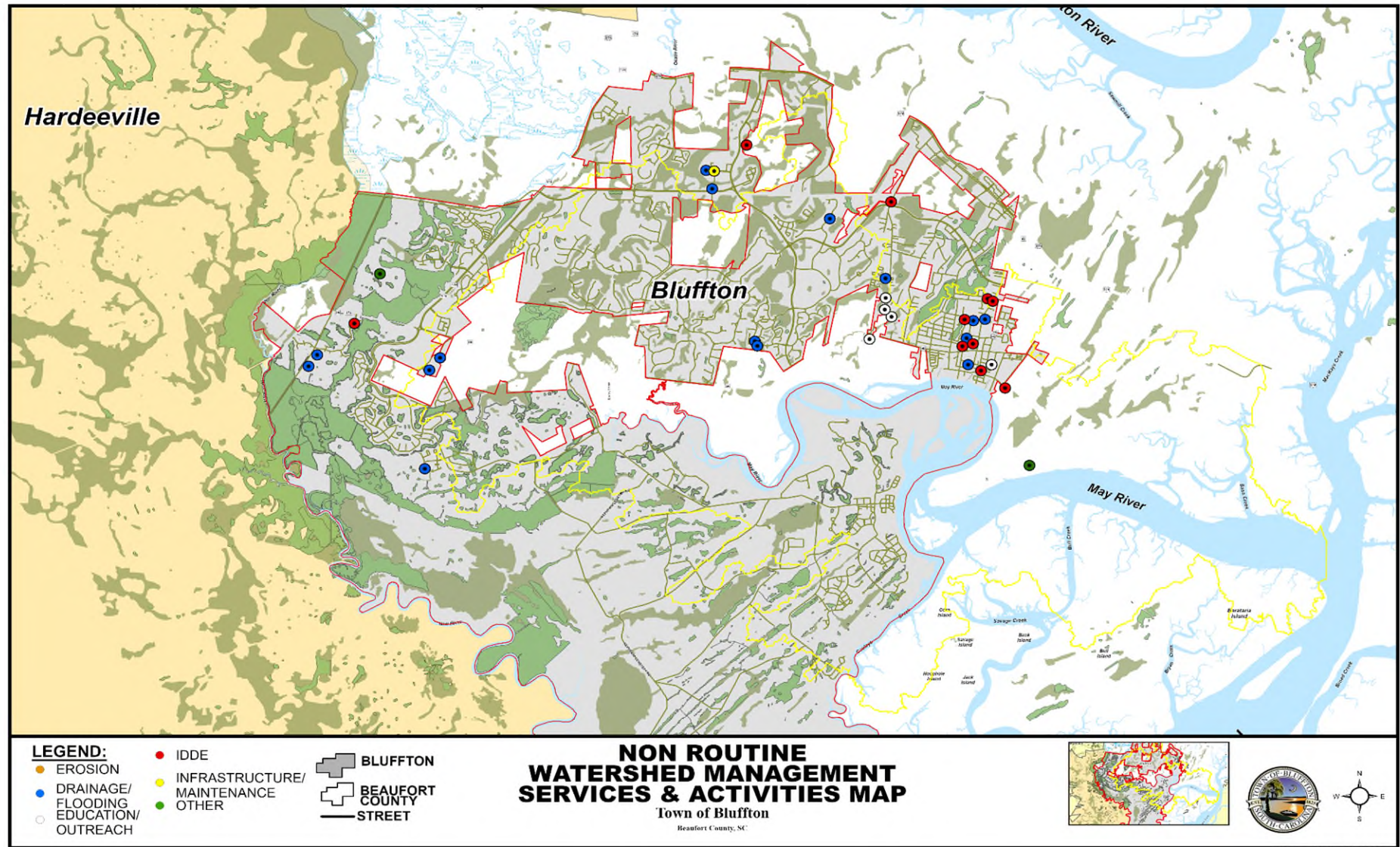
	Number of Sediment & Erosion Control Inspections	Number of Inspections Passed	Number of NOV's Issued	Number of SWO Issued	Number of Citations Issued	Number of E&SC Meetings
FY 2026 YTD Totals	424	397	27	1	0	180

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	106	3	3	17	2	3	20	19	116 Hrs.

Citizen Request for Watershed Mngt. Services & Activities Map



Number of Citizen Requests Investigated

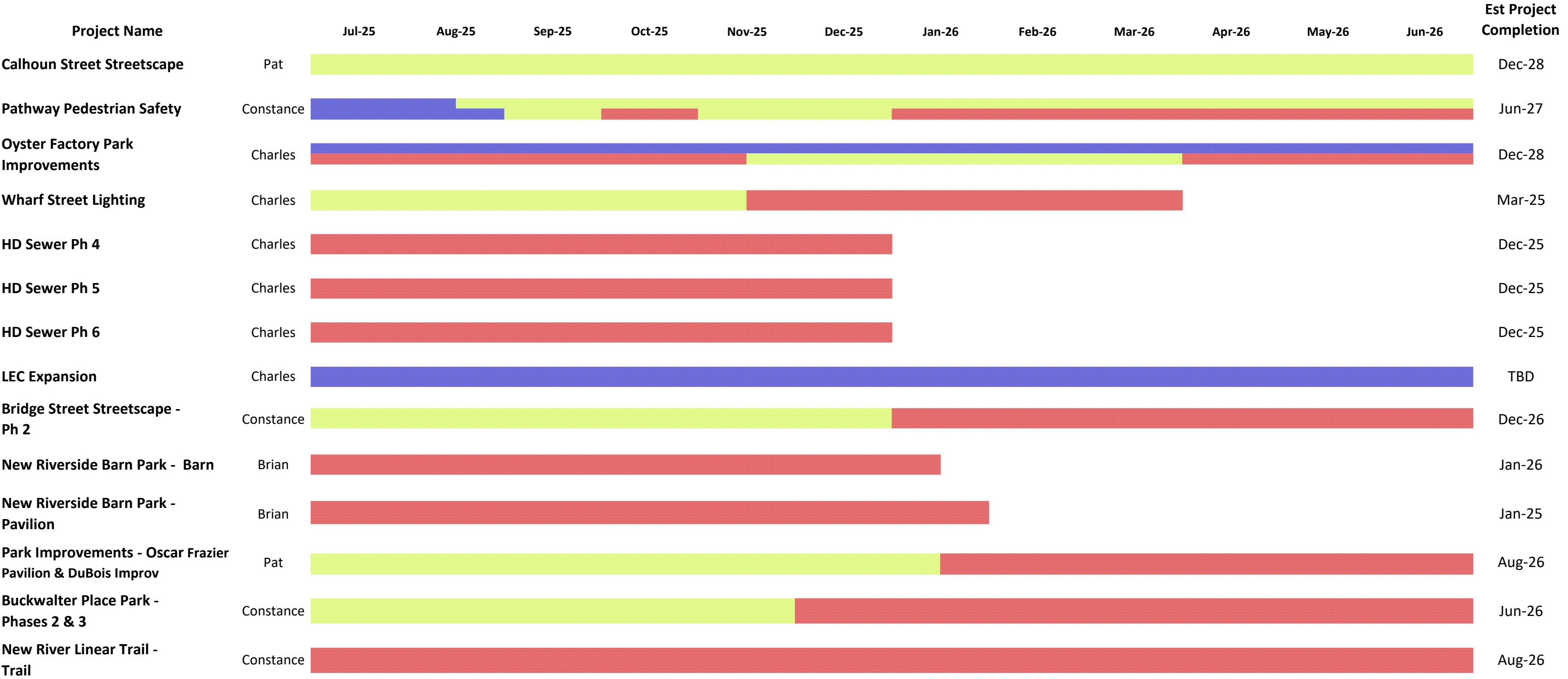
Number of Meetings

FY 2026 YTD Totals

42

20

FY26
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

FY26
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