

TOWN COUNCIL

STAFF REPORT

Projects and Watershed Resilience Department



MEETING DATE:	September 9, 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**
 - Future work pending direction from Council resulting from Creech and Associates' space needs assessment study.

2. Sarah Riley Hooks Cottage

- Cottage demolition and footers are **complete**.
- **Next Steps**
 - Continue cottage reconstruction through FY26.
 - 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 late 2025.

3. New Riverside Barn Park Public Services Building

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

4. New Riverside Barn Park Event Lawn Pavilion

- Architectural plans are complete and sent to Nix Construction for construction.
- **Next Steps**
 - Obtain structural engineer approvals of shop drawings for timber trusses.

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 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 completed 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 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

- Structural engineer completed assessment of pavilion post replacement options.
- Architect working on CDs of restroom expansion.
- **Next Steps**
 - Coordinating construction schedule construction for food truck drainage and paving 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** 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 and painting are **complete**. Restroom tile and partitions are installed. All plumbing, lighting and mechanical trim out continues. Audio video and IT trim out continues. Kitchen appliances are installed on-site. LVP flooring has been installed.
- Barn and event area landscaping is well underway.
- Completed event pavilion design. Permittable documents received and under structural engineer review.
- **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

- BPD enforcing no trespassing for public safety. Construction underway and completion planned for summer 2026.
- **Completed** construction fencing.
- Surveying, silt fencing and erosion control 90%.
- Debris mulching 95%.

- **Next Steps**
 - Continue surveying, silt fencing, erosion control and debris mulching,
 - Schedule preclearing meeting.
- 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.
 - Bid posting for construction scheduled early September.
 - 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**.
 - Requested site planning proposal from Wood and Partners for disc golf design.
 - **Next Steps**
 - Complete permitting for trails.
 - Obtain proposal and begin planning for disc golf.

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**
 - Construction underway for HD Sewer – Lawrence Street Complete.
 - Green Street design modifications to account for drainage 90% complete.
 - **Next Steps**
 - Begin construction on Water Street, then 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.
3. **Bridge Street Streetscape**
 - **Completed** Lighting plan.
 - Clarified SCDOT right of way conflict.

- **Completed** IT fiber conduit connection to Town Hall.
- **Completed** Montessori and Bluffton Telephone easements.
- **Next Steps**
 - Continue engineering design for SCDOT permitting (95%).
 - Continue planning and design for underground power cost estimate.
 - 9/24/25 DRC Meeting for Old Business.
 - Continue Streetscape easements for lighting and sidewalks.
- 4. **Comprehensive Drainage Plan Improvements**
 - Draft Engineering Report for Crooked Cove received and under Staff review.
 - Engineering Report for Guerrard Cove in development.
 - SC EMD HMGP for Huger and Verdier Cove work full application submitted 8/29/25.
 - Meeting 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.
- 5. **May River Watershed Action Plan Impervious Restoration Water Quality Projects**
 - Preliminary Design of the 9 participating sites complete.
 - 15 additional sites concept plan development in process.
 - **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.
- 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, Phase 2 design and construction and Phase 3 analysis of areas outside the Historic District.
 - **Completed May River Road RRFB SCDOT encroachment permits.**
 - **Next Steps**
 - Obtain quotes for RRFB for installation at May River Road and Calhoun, Wharf and Thomas Heyward intersections.
 - Review of bid submissions.
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 posted July 30, 2025. Bids due September 15, 2025.
- **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.

WATERSHED MANAGEMENT UPDATE

Administrative Update

- New Stormwater Technician began work on 9/4/25.
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***
 - Updating and calibrating the May River headwaters stormwater model to begin fall 2025.
 - Targeted Microbial Source Tracking (MST) Sampling 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 throughout July and August. The human and dog genetic markers continue to be detected repeatedly.
 3. **Resiliency**
 - The Shi Institute Fellow conducted in-person community engagement interviews and collected over 150 survey responses assessing residents' needs and interests for heat adaptation initiatives, such as cooling centers and community solar projects.
 - Staff met with Shi Institute and Dr. Cohen, Furman University professor, to plan details for a Sustainability Practicum course this fall in partnership with the Town. Practicum course students will consider proposed heat adaptations projects based on Shi Fellowship survey and interview results and will visit Bluffton in November 2025.
 - Staff attended the Lowcountry Resilience Conference at USCB on 7/31/25.
 - Staff attended the Southeast Sustainability Directors Network - SC Convening in Charleston on 8/4/25.
 - Staff attended the Lowcountry Council of Government's (LCOG) Transportation Resilience Improvement Plan Workshop on 8/14/25.
 - SC Sea Grant Consortium and SECOORA will install a water elevation meter at the Calhoun Street dock. Staff will inform Senior Management of proposed schedule.
 - Staff continue 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.
 - Wetlands and Resiliency Ordinances:
 - Staff met with McCormick Taylor, Inc. and the Center for Watershed Protection to discuss progress on the Town's wetland and resilience protections and have received the first draft of the Comprehensive Wetlands Ordinance. This draft is currently under review by staff.

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 educational door hangers on proper pet waste disposal to Buck Point Road residents following multiple detections of the dog genetic marker.
- Staff are coordinating with the Communications Department on social media campaign encouraging owner to pick up after pets.
- 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.
- 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)

- Sease completed a continuing education course on the six (6) Minimum Control Measures (MCMs) required for MS4s.

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
 - 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. 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	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.

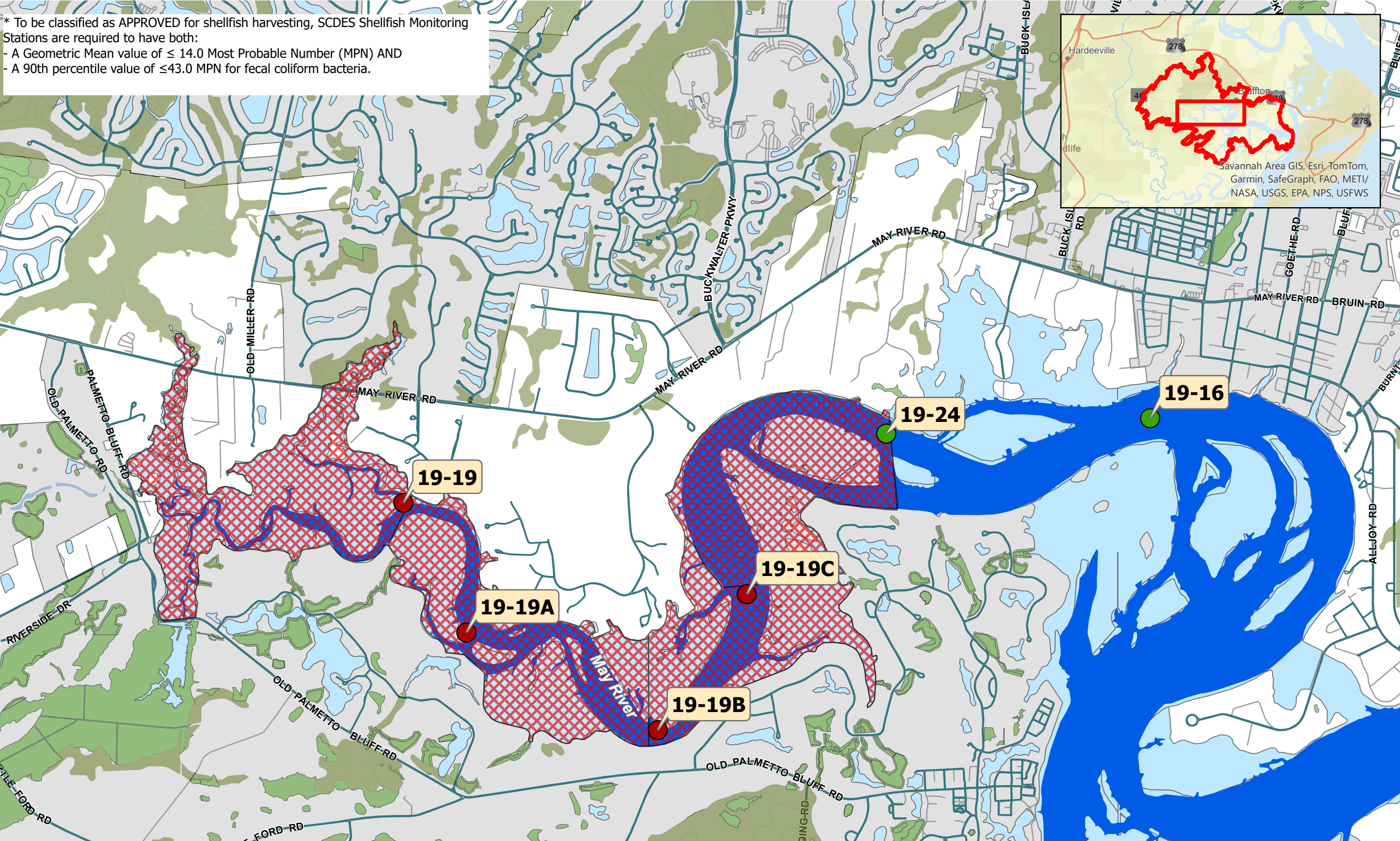
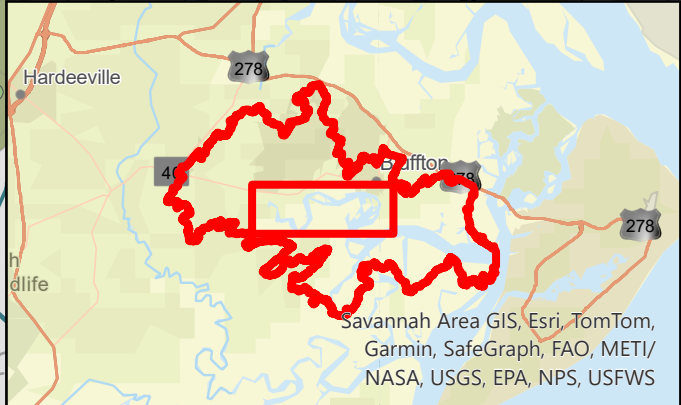
December 2025 ends the data collection period for 2026 shellfish harvesting season.

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
- 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

0 0.17 0.35 0.7 Miles

Date: 7/22/2024 1:16 PM



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 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:
 - 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.
- 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;">Fee-In-Lieu (FIL)</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.
 - 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:

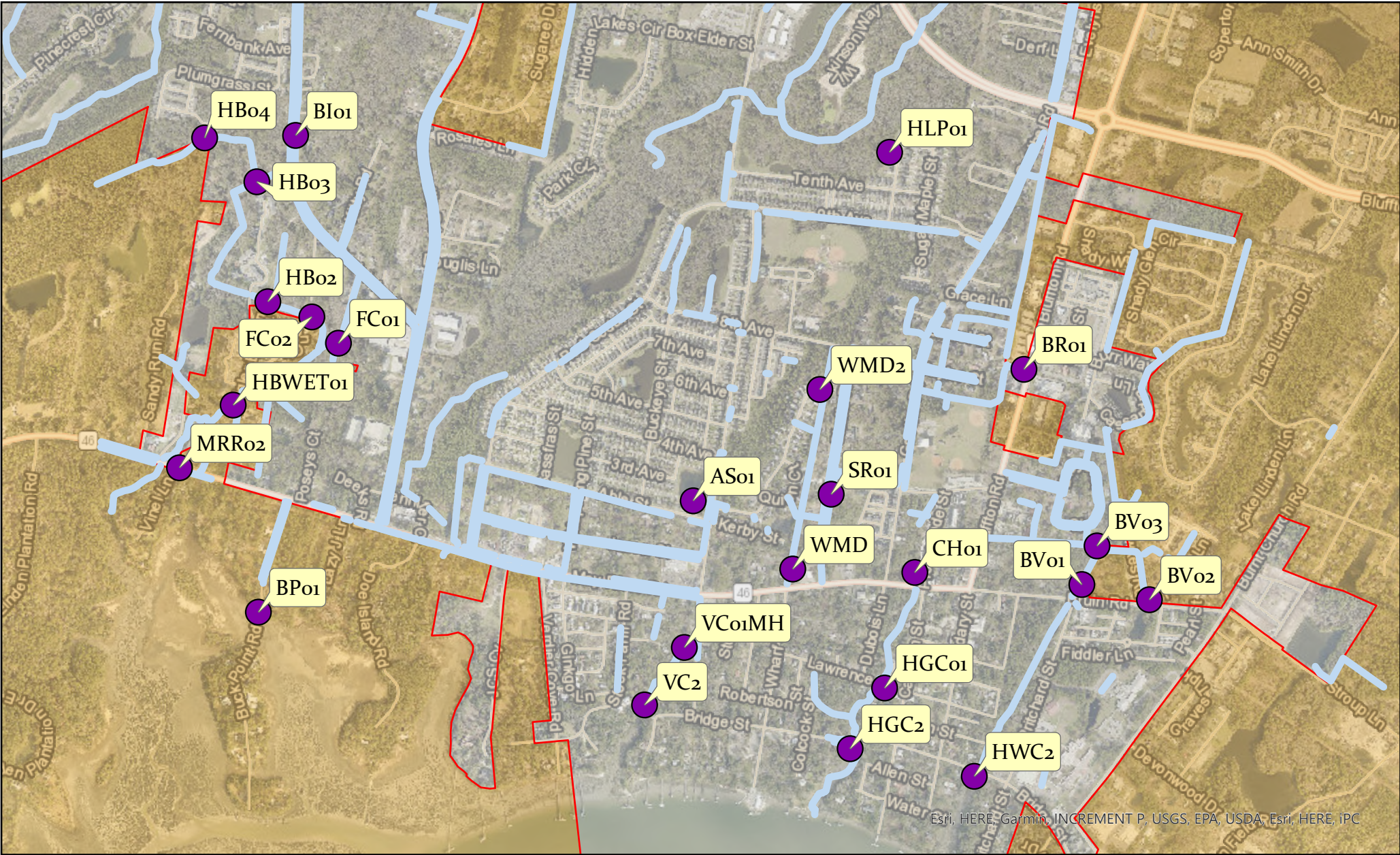
- Section 5.0 of the MRWAP included recommendations for the Town of Bluffton to improve upon their existing monitoring program (concentration and source typing) and flow.

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. 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.
 - Based on the results of this MST sampling, staff have begun targeted education efforts in these subbasins 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

- Staff are working with the Director of Compliance and Contracts to finalize a contract for work associated with the calibration of the Town's May River Watershed Action Plan model.
- The Town has Fiscal Year 2026 (FY26) funding for this work.

			Summary of All Targeted Microbial Source Tracking Marker Results To-Date									
			Human		Dog		Horse		Bird		Deer	
Sub-basin	Sampling Location	Location Description	Human (Number Times Detected/ Number Times Analyzed)	Percent of the Time Human Detected at Sampling Location	Dog (Number Times Detected/ Number Times Analyzed)	Percent of the Time Dog Detected at Sampling Location	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	5/77	6.49%	2/12	15.38%	0/7	0.00%	6/12	50.00%	3/13	23.08%
	19-19A	Unnamed Tributary near SW corner of Gascoigne Bluff	3/77	3.90%	4/11	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	4/75	5.33%	4/11	36.36%	1/7	14.29%	1/3	33.33%	1/9	11.11%
	19-19C	First Unnamed Tributary leading from Gascoigne Bluff	3/75	4.00%	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	1/75	1.33%	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	2/5	40.00%	1/5	20.00%	0/5	0.00%	0/5	0.00%	5/5	100.00%
	BI01	Buck Island Road Ditch	0/10	0.00%	4/9	44.44%	0/9	0.00%	0/9	0.00%	5/9	55.56%
	HB03	Wetland area behind The Gray's Apartments	1/7	14.29%	3/6	60.00%	1/6	16.67%	0/6	0.00%	4/6	66.67%
	HB02	Entrance to The Gray's Apartments	3/9	33.33%	4/8	50.00%	0/8	0.00%	0/8	0.00%	3/8	37.50%
	FC02	Frierson's Circle	2/10	20.00%	5/9	55.56%	0/9	0.00%	1/3	33.33%	3/9	33.33%
	HBWET01	Wetland area at Vista View Apartments	3/10	30.00%	2/9	22.22%	0/9	0.00%	1/9	11.11%	3/9	33.33%
	MRR02	Drainage ditch next to Cahill's	1/10	10.00%	7/9	77.78%	0/9	0.00%	0/9	0.00%	3/9	33.33%
	FC01	Frierson's Circle	1/9	11.11%	1/9	11.11%	0/9	0.00%	0/9	0.00%	1/9	11.11%
	BP01	Buck Point Road	0/5	0.00%	4/5	80.00%	0/5	0.00%	0/5	0.00%	1/5	20.00%
Heyward Cove	BR01	Drainage ditch near Taylor's Warehouses on Bluffton Rd	2/10	20.00%	3/9	33.33%	0/9	0.00%	0/9	0.00%	0/9	0.00%
	BV01	Drainage ditch at the intersection of Bruin Rd and Pritchard St	1/10	10.00%	4/9	44.44%	0/9	0.00%	0/9	0.00%	1/9	11.11%
	BV02	Drainage ditch at intersection of Hawkes Rd and Pritchard St	1/10	10.00%	2/9	22.22%	0/9	0.00%	0/9	0.00%	0/9	0.00%
	BV03	Drainage ditch at the end of Hawkes Rd	0/10	0.00%	5/9	55.56%	0/9	0.00%	0/9	0.00%	1/9	11.11%
	HWC2	Heyward Cove overpass on Bridge St	5/7	71.43%	7/7	100.00%	0/7	0.00%	2/7	28.57%	2/7	28.57%
Huger Cove	HGC01	Drainage ditch on Lawrence St	5/10	50.00%	5/9	55.56%	0/9	0.00%	1/9	11.11%	0/9	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	0/4	0.00%	2/3	66.67%	0/2	0.00%	0/2	0.00%	0/2	0.00%
	SR01	Drainage ditch off Shultz Rd	0/3	0.00%	1/2	50.00%	0/1	0.00%	0/1	0.00%	0/1	0.00%
	AS01	Pond at corner of Able St and Pin Oak St	0/4	0.00%	1/3	33.33%	0/2	0.00%	0/2	0.00%	0/2	0.00%
	WMD	Drainage ditch adjacent to Watershed building	3/3	100.00%	1/2	50.00%	0/1	0.00%	1/1	100.00%	0/1	0.00%
	WMD2	Bginning of drainagge ditch running behind the Watershed building	0/1	0.00%	1/1	100.00%	-	-	-	-	-	-
	VC01MH	Verdier Cove outfall on Thomas Heyward St	0/4	0.00%	1/3	33.33%	0/2	0.00%	0/2	0.00%	0/2	0.00%
	VC2	Kayak dock in Stock Farm	0/2	0.00%	1/2	50.00%	0/1	0.00%	0/1	0.00%	0/1	0.00%



Town of Bluffton

Targeted MST Sampling Locations

Legend

Targeted MST Sampling Locations

- Targeted MST Sampling Locations

Jurisdiction

- Drainage Channels
- BEAUFORT COUNTY
- BLUFFTON



TOWN OF BLUFFTON

MAY RIVER WATERSHED ACTION PLAN

ADVISORY COMMITTEE

2025 Meeting Schedule

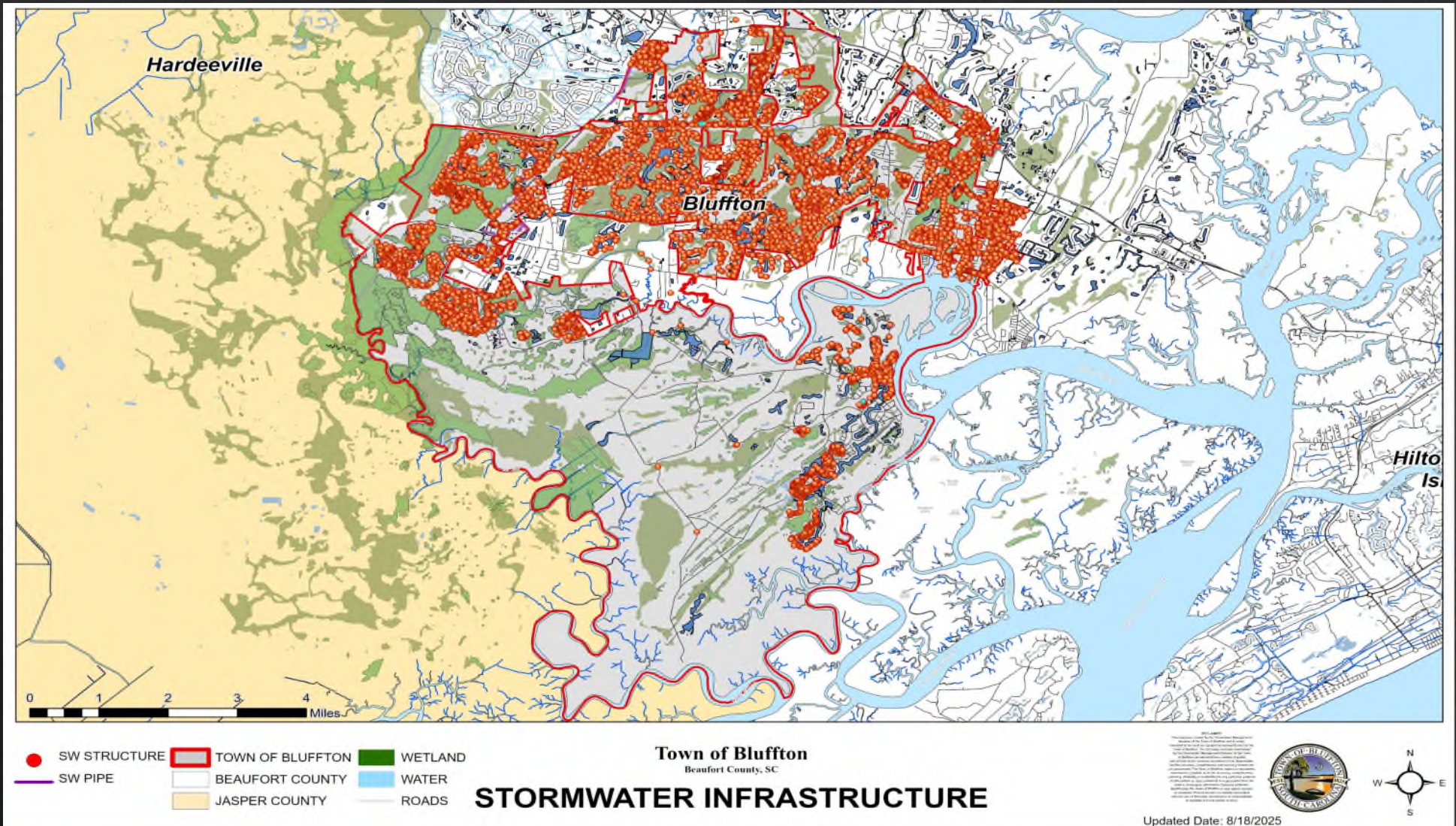
QUARTERLY MEETING DATES
January 23, 2025
April 24, 2025
July 24, 2025
October 23, 2025

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.

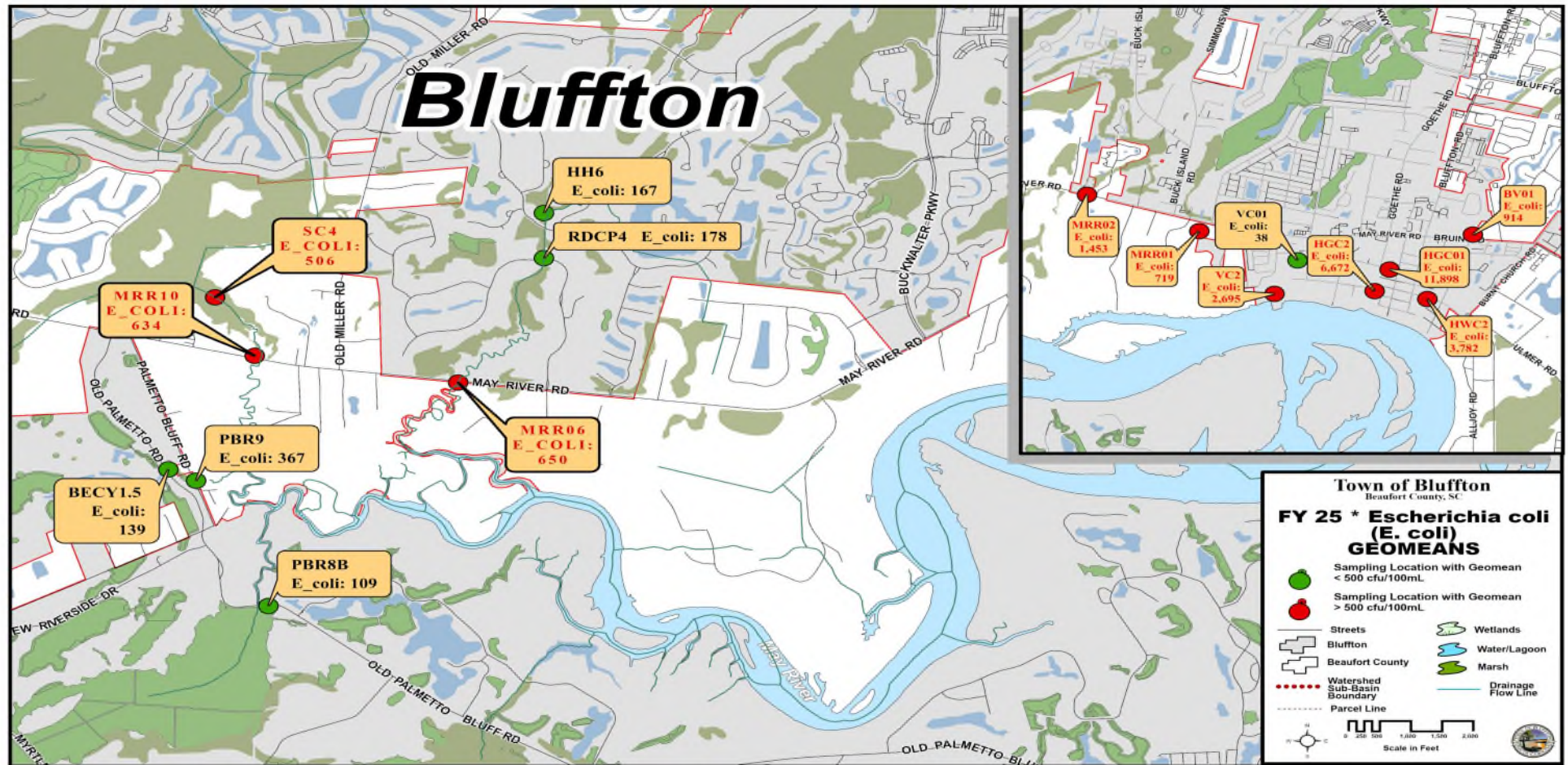
MS4 Minimum Control Measure #3 – IDDE (Illicit Discharge Detection & Elimination): Stormwater Infrastructure Inventory



Stormwater Infrastructure Inventory Collection Status

Collection Totals	18,562
FY 2026 YTD	477

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



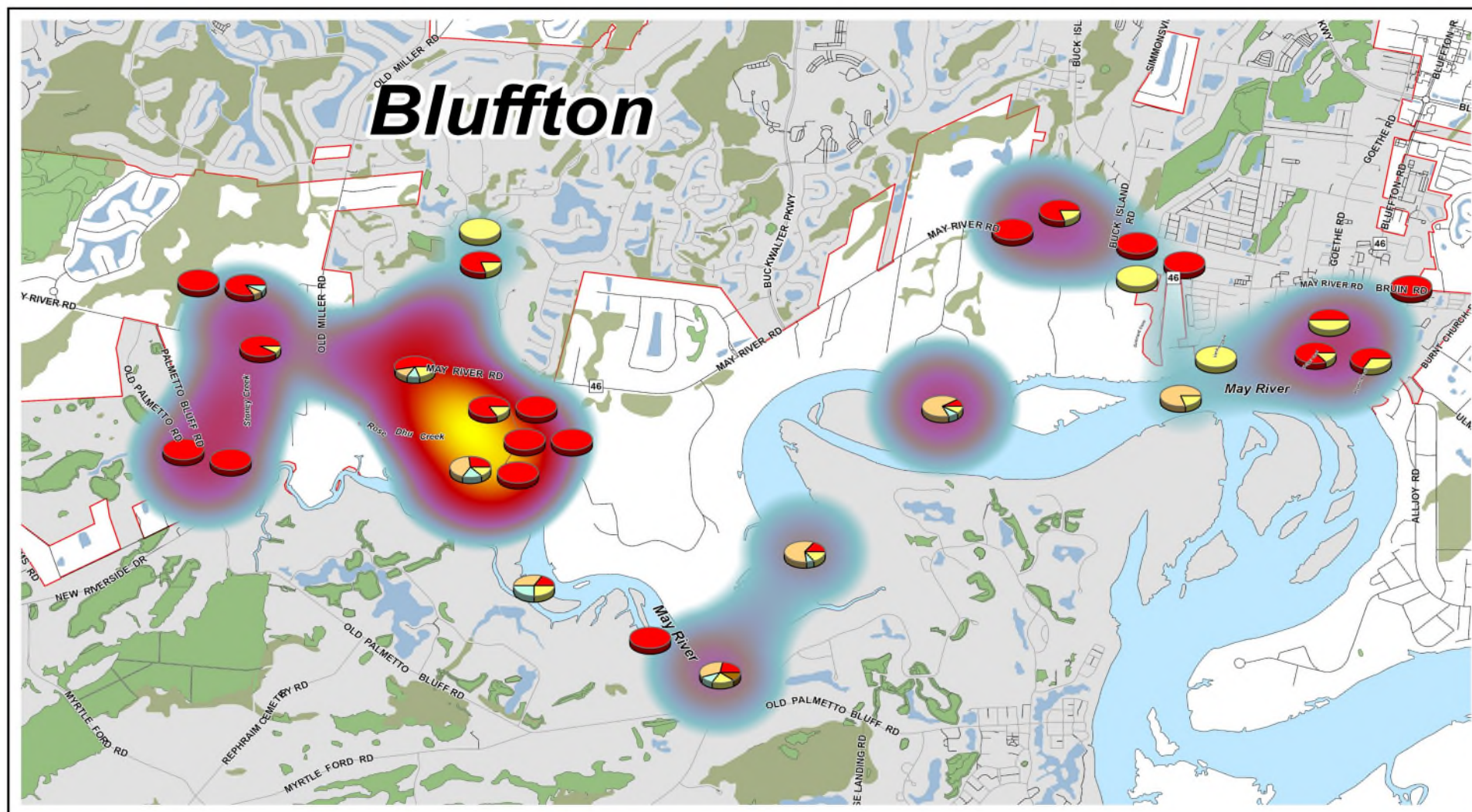
This map does not reflect water quality data collected during Targeted MST Sampling.

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

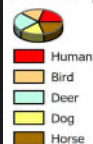
	USCB Water Quality Samples	Microbial Source Tracking Samples	MS4 Quarterly Samples Collected
FY 2026 YTD Totals	805	120	0
FY 2025 Totals	738	263	206
FY 2024 Totals	620	62	209

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

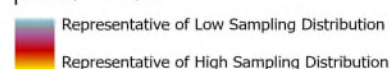


MST Sampling Results



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



Updated Date: 8/14/2025

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

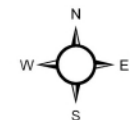


- MST Sampling Location Without Human Genetic Marker Detection
- MST Sampling Location With Human Genetic Marker Detection
- Flowline
- Street
- Town Jurisdiction
- County Jurisdiction

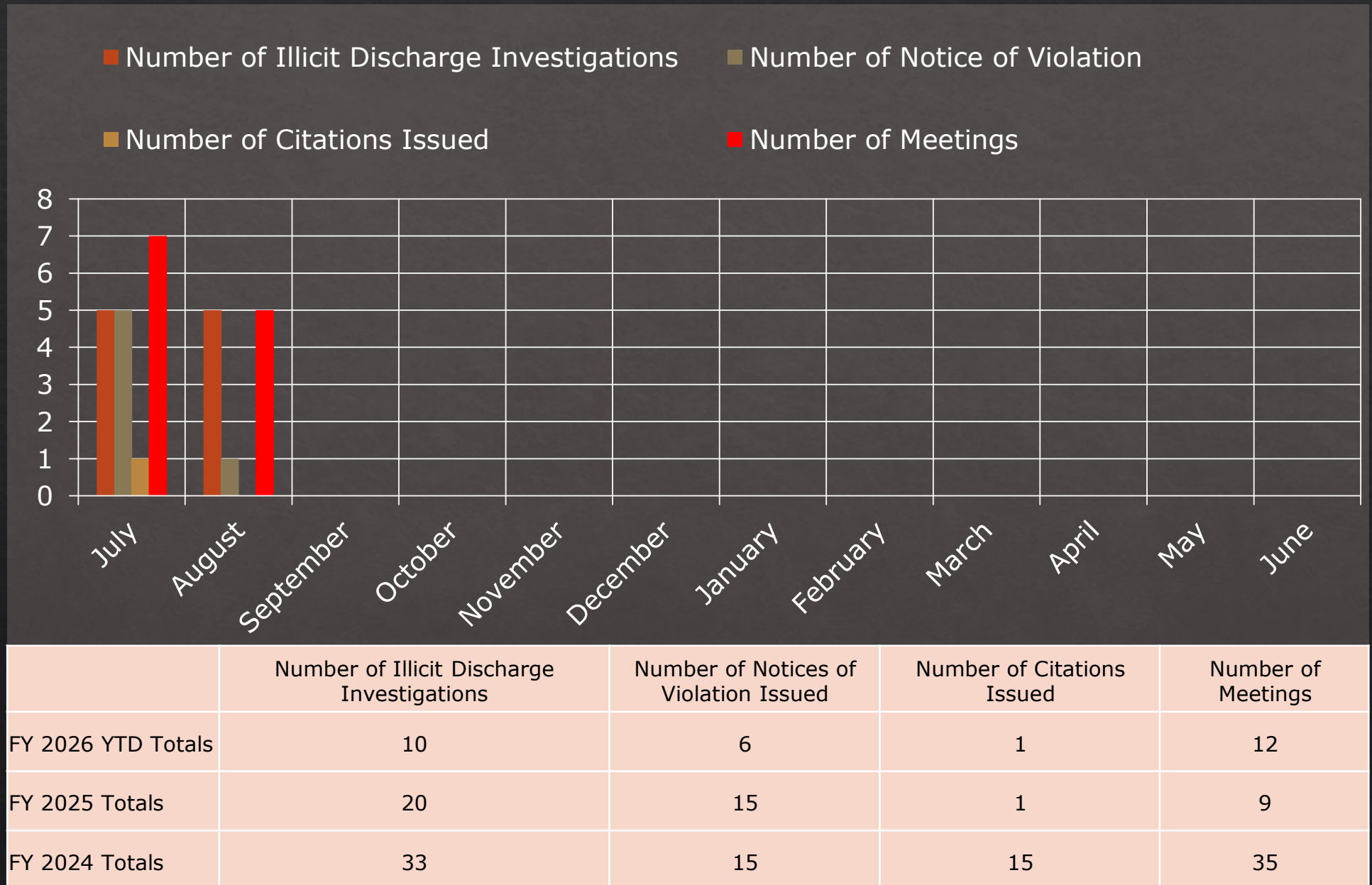
MICROBIAL SOURCE TRACKING LOCATIONS

SCDES Sampling from August 20th, 2025

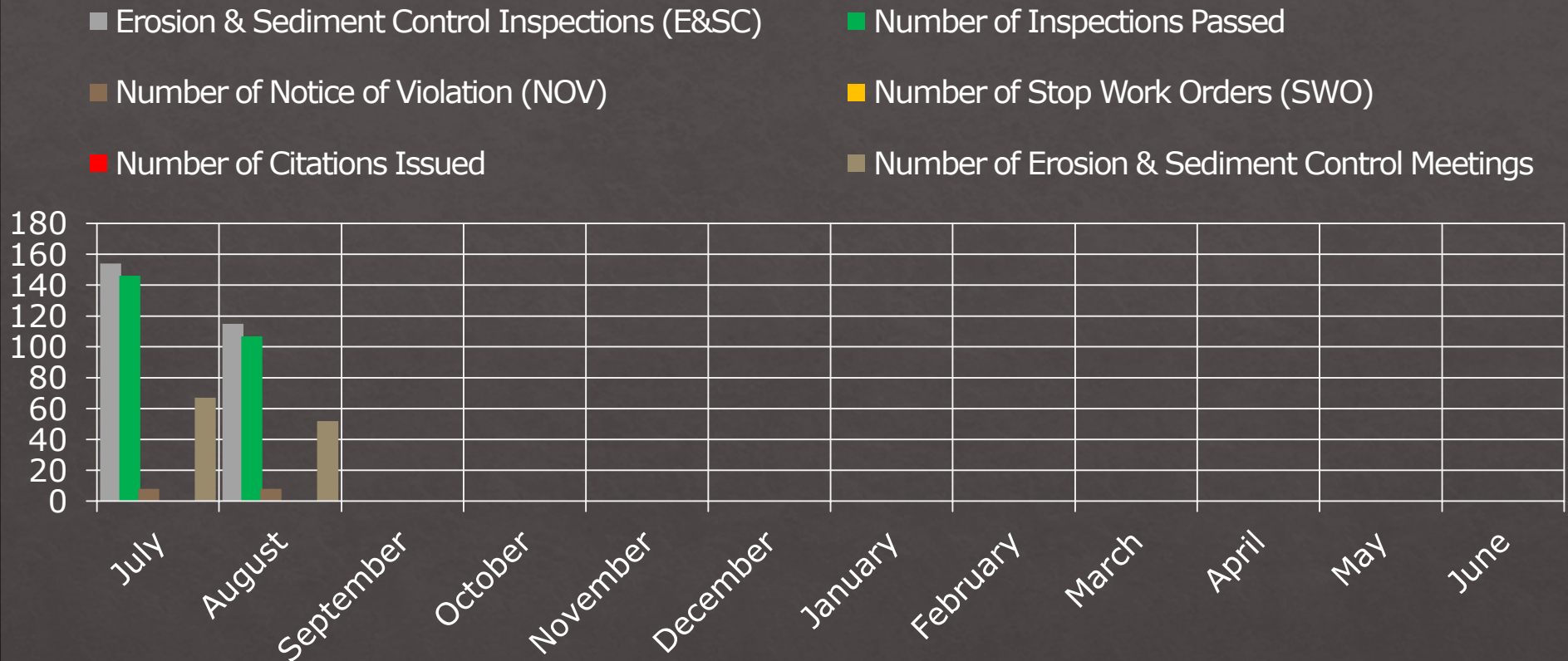
Town of Bluffton
Beaufort County, SC



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

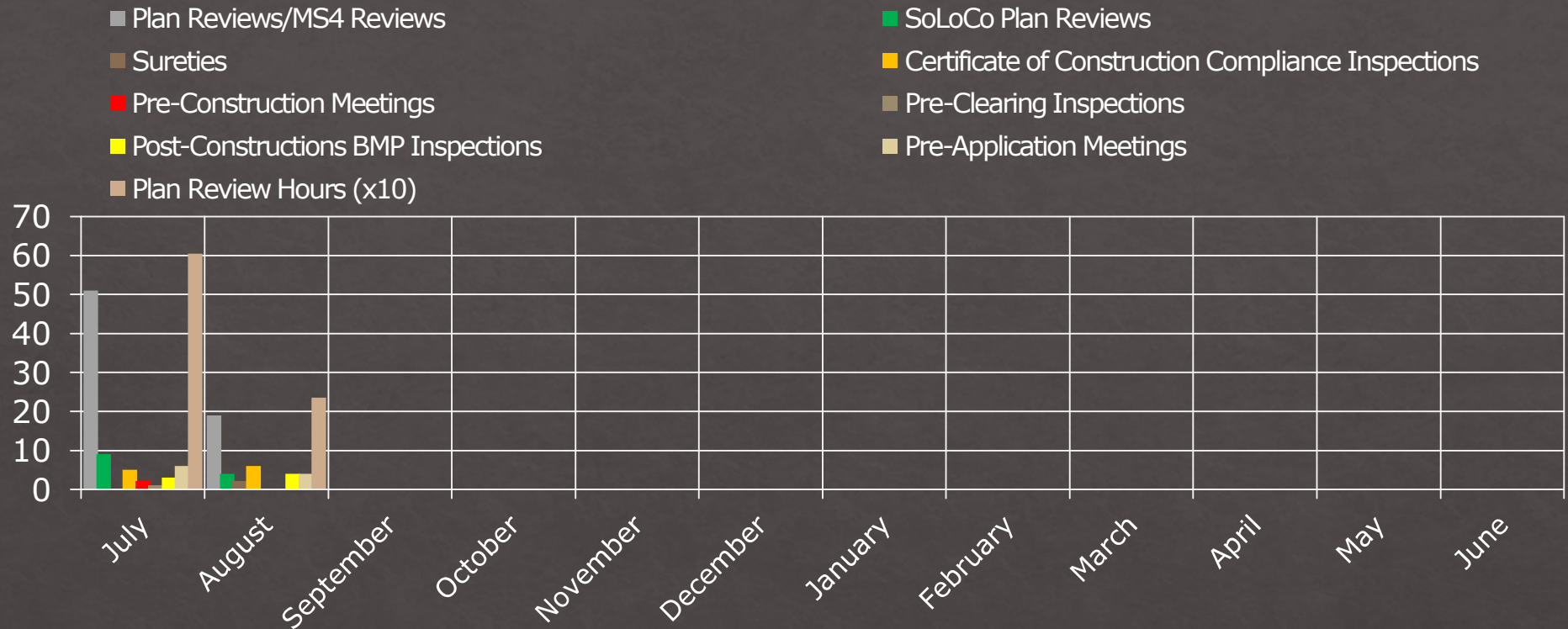


MS4 Minimum Control Measure #4 - Construction Site Stormwater Runoff Control



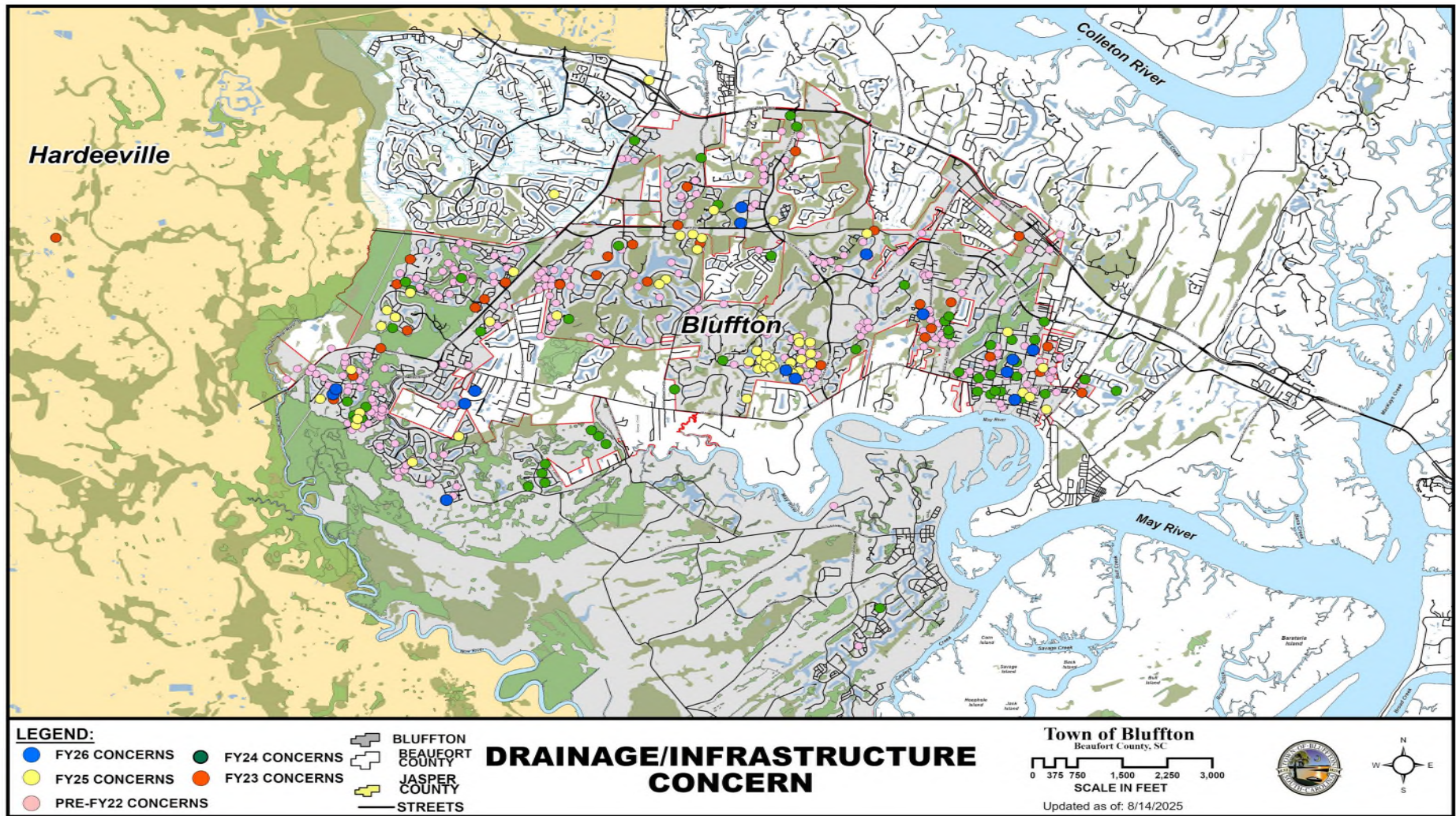
	Number of Sediment & Erosion Control Inspections	Number of Inspections Passed	Number of NOV's Issued	Number of SWO Issued	Number of Citations Issued	Number of E&SC Meetings
FY 2026 YTD Totals	269	253	16	0	0	119
FY 2025 Totals	1,445	1,331	114	8	0	681
FY 2024 Totals	1,875	1,767	103	10	0	526

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



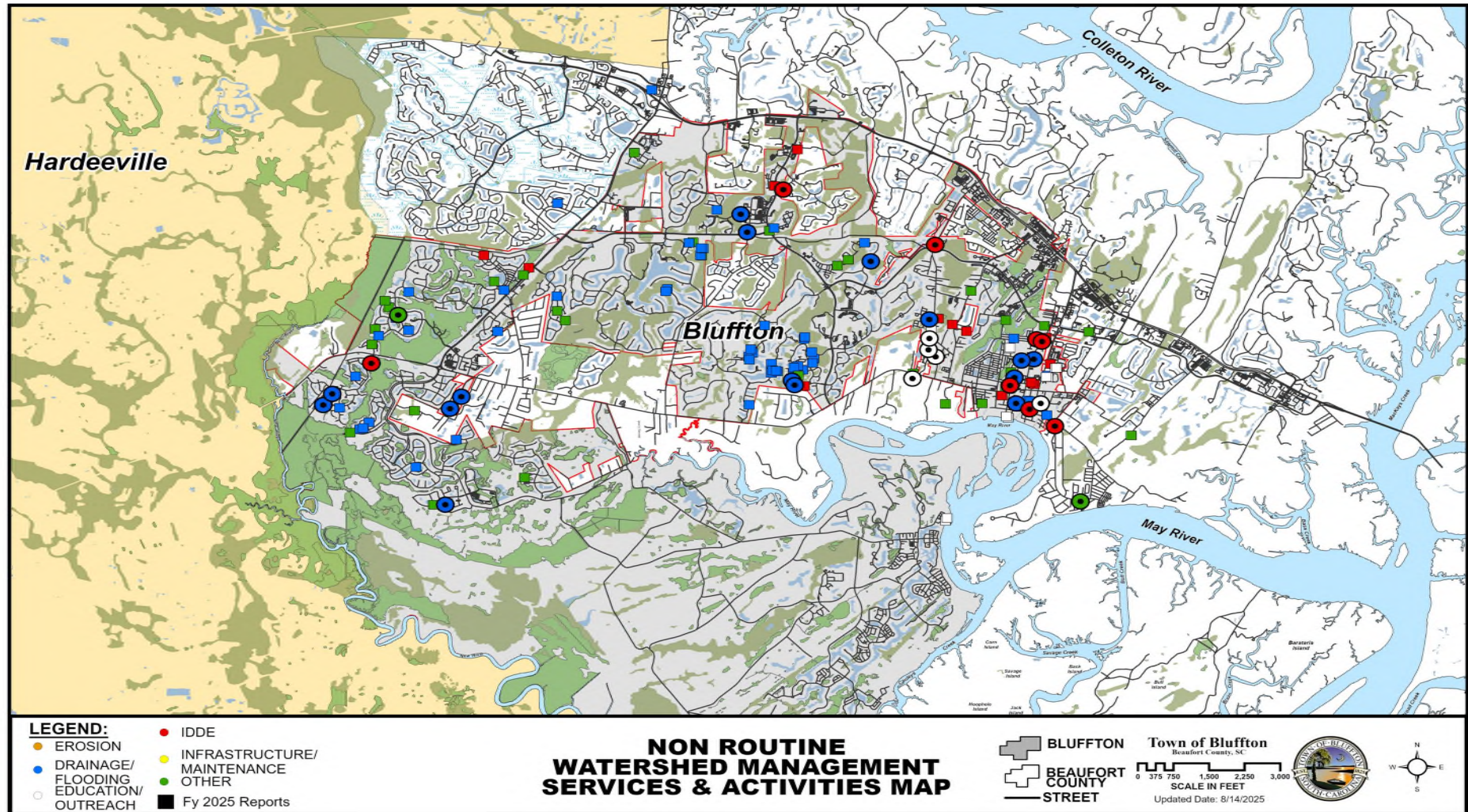
	Plan Reviews MS4 Reviews	SoLoCo Plan Reviews	Sureties	CCC Inspections	Pre-Construction Meetings	Pre-Clearing Inspections	Post Construction BMP Inspections	Pre-Application Meetings	Total Plan Review Hours
FY 2026 YTD	70	13	2	11	2	1	7	10	84 Hrs.
FY 2025 Totals	430	76	48	74	26	22	55	63	356 Hrs.
FY 2024 Totals	330	63	27	69	37	28	48	47	283 Hrs.

Citizen Drainage, Maintenance and Inspections Concerns Map



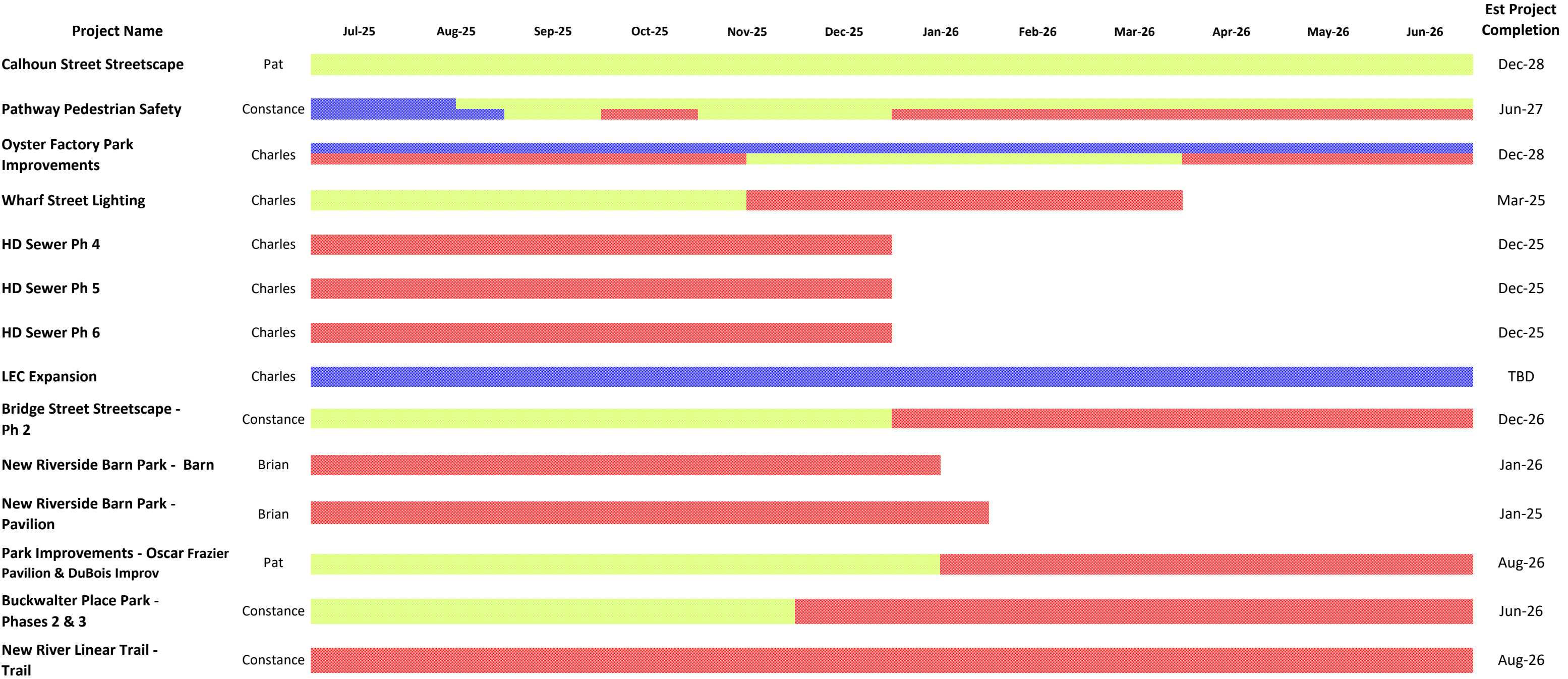
	Number of Drainage Concerns Investigated	Number of Meetings
FY 2026 YTD Totals	11	14
FY 2025 Totals	53	40
FY 2024 Totals	47	13

Citizen Request for Watershed Mngt. Services & Activities Map



	Number of Citizen Requests Investigated	Number of Meetings
FY 2026 YTD Totals	33	17
FY 2025 Totals	105	65
FY 2024 Totals	137	40

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