



# City Council Worksession

## Meeting Minutes – Planning Conference Room – 1<sup>st</sup> Floor

October 25, 2022

### I. CALL TO ORDER

5:00 PM

Mayor Stephen D. Murray III

Members of Council in attendance - Phil Cromer, Neil Lipsitz, Mike McFee, Mitch Mitchell, and Mayor Murray.

### II. EMPLOYEE NEW HIRE RECOGNITION

#### A. Fire Department.

Tim Ogden, Fire Chief, introduced Jason Kleiner and Casey Peters.

### III. DISCUSSION ITEMS

#### A. Beaufort Jasper Water & Sewer Authority (BJWSA) update on current projects.

Joe Mantua, General Manager, started off by stating that the Authority covers 750 square miles in two counties. Beaufort, and Jasper. They serve 171,000 customers. He then shared some statistics on water and wastewater treatment. Health and Safety are their primary goals. They are able to deliver water, and treat wastewater, for less than a penny per gallon.

Mr. Mantua reported that the demand is continuing to grow, and that they will be expanding their plant capacity. He stated that they will be doubling the capacity at their Purrysburg water treatment plant. Construction will start in 2023 and is expected to be completed sometime in 2025. The estimated cost is 52 million dollars. The biggest challenge they have is irrigation. More than 50 percent of the morning usage in the Summer months is coming from those watering their lawns. With this came pressure drops and discoloration. They reached out to residents, businesses, and landscapers to ask them to follow certain guidelines when watering. Those included not watering between 3 am and 9 am each day, and only watering every other day, but no more than 3 times per week.

Andy Kinghorn, the City's representative on the Board of Directors, went over the three major projects that are ongoing in the City. This includes galvanized pipe replacements. In the Pigeon Point area there were issues with water pressure, as well as discoloration. 177 customers have been moved to new mains. 160 more will be done by the end of the calendar year. He also stated there is miscellaneous work to be done at the pump stations, as well as fire hydrant replacements. These will go out for bid soon.

Mr. Kinghorn reported that there have been 29 new developments/service requests for water/sewer within the City limits since July of this year.

Mayor Murray asked Mr. Mantua, if BJWSA would consider continuing to collect the Trash/Recycling Fees on the water bills, until the City could look into collecting this fee as a

solid waste fee on tax bills. This method could not take place until the next budget cycle. He would like to make it as easy as possible for the citizens to pay this fee.

Mr. Mantua was agreeable to determining how much time would be needed. They want to work with the City on the timing of the transfer. He is open to having this conversation.

A copy of the presentation is attached to these minutes.

**B. FY 2023, 1st Quarter Financial Report.**

Alan Eisenman, Finance Director, went over the Quarterly Report using Open.Gov, our financial transparency website. The first quarter ended September 30, 2022. The Revenues were \$3,060,103.12, with Expenditures of \$6,432,009.39. The Expenditures exceeded the Revenues by \$3,371,906.27. This is due to the majority of Revenues not coming in until the third and fourth quarters of the Fiscal Year.

The General Fund balance, which is the main operating fund, was \$-3,195,817.58.

The Parks and Tourism Fund was \$135,829.85.

The Stormwater Fund was \$-342,827.28.

**C. Intergovernmental Agreement for Impact Fees.**

Mayor Murray stated that he would like to see Council begin again at first reading since there has been so many changes made to the agreement over the last several months. First reading was originally held on May 24, 2022.

Bill Prokop, City Manager, stated that the Impact Fees collected do not belong to the City of Beaufort. All collected fees are sent to Beaufort County. These fees are on new development and is a onetime fee.

Reece Bertholf, Deputy City Manager, went over the Library, Parks and Recreation, and Transportation Fee schedules of a 2,501 to 3,000 square foot home. The total Impact Fees collected right now are \$1,161.43 per home. This includes a Fire Impact Fee of \$305.43 which is already being collected by the City. The new total would be \$5,490.43.

Mr. Bertholf went over the current Parks and Recreation Capital Plan items that included the Henry C. Chambers Park, the Spanish Moss Trail and Southside Park, along with others that are located in the City. Under the current Transportation Capital Plan, Ribaut Road, and Calhoun Street are on the list along with others.

**D. Richard V. Woods Memorial Bridge National Register of Historic Places Registration.**

Cynthia Jenkins, Executive Director of the Historic Beaufort Foundation, reported that the registration form has been submitted on the Richard V. Woods Memorial Bridge for it to be placed on the National Register of Historic Places. She stated the submission was sent to the State about five months ago. The draft will go in front of the committee on November 18, 2022. From there it will go to the Keeper of the National Register at the Department of the Interior.

## **IV. EXECUTIVE SESSION**

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Councilman Cromer made a motion to go into Executive Session and seconded by Mayor Pro Tem, McFee.

A. Pursuant to Title 30, Chapter 4, Section (70) (a) (1) of the South Carolina Code of Law:  
Discussion regarding Personnel - Administration.

Councilman Lipsitz made a motion to come out of Executive Session and seconded by Mayor Pro Tem, McFee.

No actions from Executive Session.

**V. ADJOURN**

**7:11 PM**

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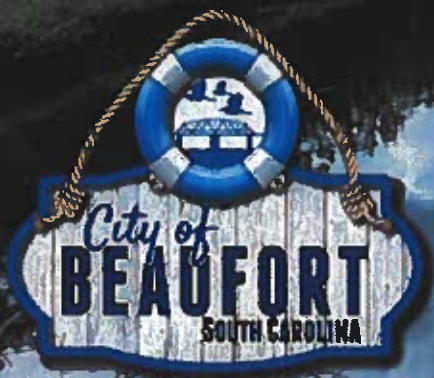
Disclaimer: This document is a summary. All City Council Worksession and Regular Meetings are recorded. Live stream can be found on the City's website at [www.cityofbeaufort.org](http://www.cityofbeaufort.org) (Agenda section). Any questions, please contact the City Clerk, Traci Guldner at 843-525-7024 or by email at [tguldner@cityofbeaufort.org](mailto:tguldner@cityofbeaufort.org).





# State of the Authority

## Update to the City of Beaufort



# Beaufort Jasper Water and Sewer Authority

## Plan for our discussion:

- I. Status of the Authority
- II. Our ongoing challenge: morning water demand peaks
- III. Our long term plan to meet demand
- IV. The short term supply gap solution & how you can help
- V. Address any questions you may have



# Beaufort Jasper Water and Sewer Authority

Provide quality water and wastewater services to our current and future customers in the Lowcountry

750-square miles across two-counties

- 4 laboratories
- 220 employees

Serving 171,000 South Carolinians through 65,000 connections and seven wholesale customers

8 wastewater systems serving more than 46,000 connections



# Beaufort Jasper Water and Sewer Authority

## Water system summary:

### Primary Water source:

- Savannah River

### Total treatment capacity of 39 million gallons per day

- Chelsea Water Treatment Plant, 24 mgd
- Purrysburg Water Treatment Plant, 15 mgd

### Distribution:

- 1,536 miles of water main, 10 booster pump stations, 8,701 fire hydrants, 25,798 valves





# Beaufort Jasper Water and Sewer Authority

## Wastewater Treatment Summary:

Total average treatment of more than 10.5 million gallons per day through eight treatment plants

## Collection System:

- 43,096 residential and 3,425 commercial customers
- More than 1,000 miles of collection main & 515 lift stations

## Treatment:

- Solar arrays generate more than 1,200 Mwh of energy annually to reduce our carbon footprint.
- Biological treatment, UV light and chemical disinfection to bring reclaimed water to near drinking water standards to protect public health and environmental sustainability.



# Beaufort Jasper Water and Sewer Authority

## BJWSA Fiscal Sustainability:

- Meeting all state and federal requirements for health and safety.
- Balancing rates with needs for reliability, safety and environmental responsibility.
- Investing to meet customer demands.
- Adjusting to higher costs associated with staffing, healthcare, chemicals, energy, and materials as well as supply chain issues.



**We deliver water  
and treat  
wastewater  
for less than a  
penny per gallon!**



## Our Ongoing Challenge: Morning Water Demand Peaks

With more than 3,000 new connections per year and consumer expectations to keep lawns lush, **demand is growing faster than we can expand our production capacity**.

**Irrigation is the largest driver of demand.**

-More than 50% of morning water usage during the summer months



# Our Ongoing Challenge: Morning Water Demand Peaks

**Increasing demand is creating vulnerability to our system**

**Reached a new peak May 16, 2022**

- With morning demand exceeding supply, pressure began to drop.
  - Flow Direction / velocity changed in system
  - Scores of water discoloration complaints

**Continued morning demand peaks threaten further problems:**

- Pressure Drops
- Widespread Discoloration
- Boil Water Advisories
- Service interruptions for home, commercial and fire fighting uses.



# Our Ongoing Challenge: Morning Water Demand Peaks

BJWSA's Long Term Solution: Increase Water Treatment Capacity.

We are doubling the capacity at our Purrysburg water treatment plant

- The first of two 15mgd expansions planned



Construction won't be complete until 2025



# BJWSA's Supply Gap Solution: Irrigation Management Plan

BJWSA, is asking residents, businesses and landscapers to help flatten peak morning demand by adjusting irrigation schedules.

1. **Adjust irrigation controls to water no more than three days per week.**
  - Tuesday, Thursday and Saturday for odd-numbered addresses
  - Wednesday, Friday and Sunday for even-numbered addresses
2. **Avoid irrigating on Mondays and between the hours of 3 and 9 AM** when system demand is the most extreme.
3. **Apply Irrigation Management stickers** to control panels and mark the appropriate box that corresponds with the address.

\*We don't need customers to water less, just not all at the same time.



# BJWSA's Supply Gap Solution: Irrigation Management Plan

## How you can help:

1. **Be aware of our challenge** and consider the challenges accelerating growth poses to our water treatment capacity.
1. **Help spread the word about** our Irrigation Management Plan to residents and businesses.
1. **Share opportunities for us to educate the community** about the plan.

If we are unable to convince people to adjust their early morning water irrigation, we may need to ask governments to take official action such as passing restrictions and enforcement.



## BJWSA's Supply Gap Solution: Irrigation Management Plan

Three simple steps will help provide the needed time to complete the expansion of our water plant without causing pressure & service problems.

- 1) Adjust irrigation controls to water no more than three days per week . (rotating odd / even schedule)
- 2) Avoid irrigating on Mondays and between the hours of 3:00 and 9:00 AM when system demand is the most extreme.
- 3) Apply Irrigation Management stickers to control panels and mark the appropriate box that corresponds with the address.







THANK YOU

Questions?



