



**Town of Sullivan's Island, South Carolina  
Water and Sewer Committee of Council  
Meeting Minutes  
Thursday, April 28, 2022**

**1. Call to Order & Freedom of Information Act Requirements:**

The Water and Sewer Committee of Council met at 8:45 a.m. on Thursday, April 28, 2022 at Town Hall, all requirements of the Freedom of Information Act having been satisfied. Present were Council Committee members Bachman Smith, IV (Chair), Gary Visser and Scott Millimet. Staff members present were Greg Gress, Andy Benke, Jason Blanton, and Bridget Welch. There were no members of the public present and no members of the media present.

Chair Bachman Smith called the meeting to order at 8:45 a.m., and stated the press and public were duly notified pursuant to State Law.

**2. Communications/Additional Items from WWTF Manager, Greg Gress**

**a. Construction updates as to the Lift Stations and WWTP**

All construction has been completed and they are only working through a few warranty issues.

Mr. Gress stated he is waiting on Davis & Floyd & WK Dickson to move forward with DHEC about erosion issues.

**3. Discussion/Motions:**

**a. Approval of Minutes- March 24, 2022, Committee Meeting**

**Motion was made by Mr. Millimet, seconded by Mr. Visser, to approve the Water and Sewer Minutes from March 24, 2022, carried unanimously.**

**b. Overview/Review of Budget for FY2023**

Nothing has changed since March 24, 2022 other than a few minor things, including one resident request to review their REU (Residential Equivalent Units) this year. Generally, the usage report is finalized in April. It was not by the meeting but will be soon after and the rate can be locked in before second and third readings of the Budget.

**c. Moving the split lot ordinance from Zoning to W&S**

The Committee feels they should move the portion of the ordinance having to do with the water and sewer taps. There are some things that need to be done with the water taps prior to a lot being split. They feel it would be more appropriate to move it from the Zoning ordinance and under Water & Sewer.

Mr. Gress stated this portion of the ordinance was put under Zoning in 2012 when discussing how to handle split lots. He feels this section should be under Water & Sewer since any time a new lot is created, they need to ensure water and sewer is available for the lot. Chair Smith clarified they are referring to the entirety of § 21-51. Mr. Henderson explained there was a recent request to subdivide a lot on Middle Street, but there are no sewer facilities for that lot. Currently, under the Zoning ordinance, it is possible to subdivide the lot but with no sewer, it's not possible to build on it without a sewer tap. In order to approve the division, it must be approved by Mr. Gress, language has to be approved by the Town attorney and an easement must be created to run a sewer tap from the residential zone to the commercial lot on Middle Street. The costs of these items are paid by the property owner(s). If sewer becomes available on the commercial side, the owner will again have to pay to be permanently connected to sewer.

Chair Smith asked for an explanation as to why this section needs to be moved to Water & Sewer. Mr. Gress stated it should not be a Zoning issue because it must be enforced by Water & Sewer. He also stated the title of the Section mentions electric and sewer, but electric is only mentioned in the first line. He believes that line can stay in the Zoning and then be directed to Water & Sewer for the remainder of the contents. Mr. Henderson confirmed to strike any language, it must go to the Planning Commission, then have three readings before Council. Mr. Benke stated the next step would be a recommendation from Council to the Planning Commission to review the Section and determine how to change the language.

Mr. Gress elaborated more on the reasons for moving it to Water & Sewer. In addition to splitting the lots, there have been some concerns about adding a second structure to historic homes on the Island. He stated these additions are the same, if not more concerning than splitting a lot. Chair Smith suggested having a conversation about this issue separately and to get the language cleaned up in the current ordinance.

**Motion was made by Chair Smith, seconded by Mr. Millimet, to recommend to Council that we send the movement of § 21-51 regarding electrical and water meters in associated easements to Planning Commission for their consideration to have it moved under the Water & Sewer ordinance, carried unanimously.**

**4. Review of Active and Pending Projects:**

Mr. Gress expressed his apologies for not sending out a Nixle regarding the flow testing of the fire hydrants which caused red water in households for a short period of time during testing.

- a. Wastewater Treatment Plant Retrofit (Construction Phase-Final)
  - i. Screening of the WWTP
- b. Charleston CPW/ICW Water Main Project (Close out)
- c. CWS contract revisions
- d. Written Cost Recovery Program
- e. Private Sewer Lateral Policy for I&I Reduction
- f. Pump/Lift Stations flood proofing project (Close out)
- g. ASR: Aquifer Storage and Recovery (Engineering as to feasibility underway)

Mr. Gress is waiting on a final written report from the ASR engineers, but they do not recommend converting the deep water well to an ASR without a chemical treatment prior to. Based off the well logs, there are clay in the well that match another deep well case where the clay swelled up and limit the well capacity. The chemical treatment is risky, and Mr. Gress feels it is not worth the risk to convert it. A final decision will be made once the report comes in.

**5. Set the date for the next W&S Committee Meeting**

- a. The next Sullivan's Island W&S Committee meeting will be held on Thursday, May 26, 2022 at 8:45 a.m.

**6. Adjourn**

**Motion was made by Mr. Visser, seconded by Mr. Millimet, to adjourn the Water and Sewer meeting at 9:14 a.m., carried unanimously.**

Respectfully Submitted,



Bridget Welch