



CHAPIN TOWN COUNCIL WORK SESSION

**Wednesday May 19, 2021
3:00 p.m.**

**Town Hall - Community Room
157 NW Columbia Ave, Chapin**

Members Present: Mayor David Knight, Mayor Pro Tempore Al Koon, Member Mike Clonts, Member Kay Hollis, and Member Leland Teal

Members Absent: none

Staff Present: Finance Director Laura Culler, Utility Director Andy Metts, Public Affairs Director Nicholle Burroughs, Town Engineer Dan Lambert, and Town Clerk Shannon Bowers

Guests: Joel Wood and Alan Childers with Joel Woods, and Associates

Call to Order: Mayor Knight called the meeting to order at 3:01 p.m., determined there was a quorum, and acknowledged the appropriate notifications in compliance with the SC Freedom of Information Act had been met.

Items of Discussion

Water and Sewer Master Plan Presentation: Director Metts introduced Joel Wood and Alan Childers with Joel Wood and Associates. They have been contracted to provide the Town with a Water and Sewer Master Plan to address issue with the existing system and to identify future potential for water and sewer expansion. Mr. Wood and Mr. Childers only presented on the sewer portion of the presentation at this meeting.

Before the presentation began, Mayor Pro Tem Koon commented that he asked for this study to be done for the water and sewer system. He felt it was prudent to know where problems exist and where improvements to our system can be made. He cited several potential issues to an almost 40-year-old system including the number of pump stations, new lines on the system to alleviate pressures on the current system, and new lines to better help potential customers in the future, as well as current lines that need to be replaced. He stated this master plan will help the Town better plan for the future by knowing what issues need to be addressed and how the Town can budget and schedule for them.

The purpose of this report is to be a working document for staff to develop budget items, manage growth, and distribution. Joel Wood noted that recommendations were not for the Town to spend millions of dollars, but were to be a road map to help guide future development. Recommendations and estimates are based on projected maximum buildout population growth and development at build-out, which is projected at 159,627 through the year 2050, which is projected at 49,487 compared with the Central Midlands Council of Governments projection of 42,050. Proposed gravity lines would be constructed within the South Carolina Department of Transportation (SCDOT), donated private, and Town owned rights-of way and constructed in large sections to utilize economies of scale. Cost includes: material cost for each size of pipe, labor, placement of line valves every 2,000 linear feet, erosion control, grassing, pavement removal and replacement,

blocking, excavation, rock excavation, backfilling, legal, administrative, engineering, and miscellaneous items. Gravity collection line costs include: material cost for each size of pipe, labor, placement of manholes every 200 feet, erosion control, grassing, pavement removal and replacement, excavation, rock excavation, backfilling, legal, administrative, engineering, and miscellaneous items. Force mains 2" or larger and gravity lines 8" and larger were modeled and priced as a part of this plan.

Mr. Wood then went on to explain the maps and use charts in the plan and how they are used to determine lift station and drainage basin sizes and usage through the year 2050, and how they came up with cost estimates. He noted this plan was designed to be implemented in multiple phases. They also evaluated the Town's wastewater treatment needs, and projected the Town may need an increase in wastewater treatment needs in approximately 30 years, based on population projections. The current waste water treatment plant capacity is at 2.4 million gallons per day and the average daily flow for design year 2050 is projected to be 4.5 million gallons per day.

Adam Childers then presented the force main model which was designed to South Carolina Department of Health and Environmental Control (SCDHEC) requirements. This plan can be used daily to determine line sizes and would allow the Town to evaluate lift station demands, outlines the pump stations and the lines leading to them.

A summary of recommendations made by Joel Wood, and Associates are as follows:

- A. The development of the collection system be a developer driven system where the majority of the infrastructure required be constructed by those developing the property and deeded to the Town prior to issuing service.
- B. The construction of lift stations be a combination of developer driven for smaller drainage basins with the Town constructing "regional" stations where the smaller lines will pump to with the possibility of the Town requiring developers contribute to the development of "regional" stations before issuing service.
- C. The construction of force mains be a combination of developer driven for smaller drainage basins with the Town constructing "major" transportation force mains that would connect to "regional lift stations" to the Town's wastewater treatment facility. They noted the Town should consider requiring developers to contribute to the development of "regional stations and major force mains" prior to issuing service.
- D. As the customer base grows, the Town will be required to construct wastewater treatment facilities to meet treatment requirements for the service area. Based on the current wastewater treatment facility capacity and customer base growth, two expansions will be required by the year 2050, but by that time, the debt retirement for such expansions could be covered by the customer base.

Questions about this plan can be sent to Director Metts and he can submit them to Joel Wood and Associates for answers. Mr. Wood reiterated the point this would be a tool for the Town to use to guide development, and they would provide the program and training for the Town to be able use this going forward. The projections highlighted in this plan are incorporating the maximum use of the land in this area, but is not accurately reflective of current or future growth.

Boykin Hills Zoning Discussion: Director Burroughs began by stating this was to clarify the zoning discussion for Boykin Hills subdivision. She stated it has been at least 15 years since a new

subdivision has developed in the Town of Chapin, and throughout the process she has been in contact with Lexington County and the developers to have this property annex into the Town of Chapin and build to our specifications.

The staff recommended to the Planning Commission (PC) to accept RS-2 (medium density residential) to be in line with the County zoning, which was RL-4. The County requirements had smaller pavement width and no sidewalks. The developer wishes to annex into the Town to obtain sewer service. The PC voted to recommend RS-1, but stated they would be agreeable to RS-2 with the addition of amenities. At the time of the staff's recommendation to the PC, amenities had not been adopted. The developer has submitted plans to the PC for review, which the PC has denied as it did not conform to the Town's requirements. They are planning to resubmit to the PC with their changes.

Director Burroughs stated that when the annexation comes up for 2nd reading, it will be recommending RS-2 zoning. She also noted amenity requirements are incorporated into the plans for development. She asked Council if they had any questions, comments, or concerns regarding this zoning designation. There were none.

Utility ordinance for sewer agreement for environmentally stressed community's discussion:

Mayor Knight stated citizens in the Indian Cove community are in need of sewer service. They are private citizens that have septic tanks that are failing, and have approached the Town for assistance in getting sewer to their properties. Chapin Town Code, Chapter 18, sections 18.207 provide for utility extensions in areas not served. None of the options in 18.207 currently allow for sewer service where private homeowners, not developers, would pay for construction cost, and, there is currently no plan to assist these homeowners in paying for that cost. A proposed amendment to 18.207 will include criteria for these communities including off-site construction to the pump station on Old Lexington Highway and a tap reimbursement program to participants during construction. The first reading for the ordinance amendment was passed on May 11, 2021.

The question for discussion was how to manage projects as needed. Mayor Knight proposed that each project be approved on a case-by-case basis and passed by resolution. A concern was raised in approving certain projects and denying others and whether the Town was in a position to put this into practice. Member Clonts recommended that language be added to state: "(g) because each environmentally stressed community has different and varied environmental issues, and because there may be numerous environmentally stressed community requests at any time and because the Town has limited resources to process projects, any projects worked under section 6 will be worked one at a time and must be approved by Chapin Town Council.

Member Teal expressed his concerns that it puts too much on one person to decide these communities are distressed and that he did not agree with the reimbursement for each tap. Director Metts clarified that it would only be a recommendation from the Utility Director to Council and that staff would develop criteria to determine each case. He also acknowledged the procedure would need work. Mayor Pro Tem Koon stated it would be of good value to do a project as a test case, and he proposed the Indian Cove community as that case. Once completed, the Town would have enough data to determine how to go forward. The recommendation would be to have improved criteria in place before approving projects. Director Metts also noted they would look

at the line sizes, just as they do now, to determine if it would have the capability to provide service to those areas.

Items for discussion for next Council Meeting: Items to include on the next Council meeting, set for June 1, 2021 are: 2nd reading for amendments to Chapter 18 to include environmentally stressed communities and introduction of new Zoning Administrator Kevin Singletary.

Public Comments:

A member of the public, John Campbell, addressed council concerning growth outside of the Town limits. He understood the PC recommended a lesser density and was concerned, because of the growth outside of Town limits, why Council would approve a denser development. Director Burroughs noted the developer could have very easily take the property and not build in the Town of Chapin and it would have been approved by Lexington County standards. It is currently in the review process and must meet our ordinances based on PC approval. The end result gives the development 3 houses per acre, instead of 4 houses per acre in County standards. He expressed his disappointment that the sewer master plan did not address maintenance on the current system and how the Town will be taking care of its existing customers.

A member of the public, Kim Murphy, addressed council concerning the sewer extension ordinance. Ms. Murphy stated that sewer extension outside of Town limits are approved by their impact and questioned why Council doesn't approve housing developments based on their impact. Ms. Murphy noted the PC did not vote for RS-2, but voted to approve RS-1. She stated had the developer built outside of the Town to Lexington County standards, Council could have still limited the number of sewer taps. She commented that Council has the power to limit the density by contracts for housing developments. Mayor Knight commented to Ms. Murphy's proposal that would invite legal issues in denying sewer taps to developers, since Lexington County designated the Town of Chapin to be the sewer provider for this area of the county. He noted that they had the obligation to protect the environment and service the area on this side of the lake.

A member of the public, Jeff Grover, addressed council concerning the zoning ordinance recommendation for Boykin Hills. Mr. Grover stated he prefers the Town of Chapin ordinances over the County. He commented that he was concerned about the density and the difference between RS-1 over RS-2. He believes what is being approved would allow for 5 houses per acre as opposed to 4 houses per acre that the County would restrict. He noted that the PC recommended 3 houses per acre. He believes this was based on the number of cars and further increasing the traffic between the traffic circle in the area and the interstate. Mr. Grover stated he would like the opportunity to review the PC recording to get a consensus on what the PC recommended to for RS-2 and reporting back to Council as to what they agree on. Director Burroughs stated the PC recommendation can be clarified (they recommended RS-1) but the Council decision would still stand.

Adjournment: Member Clonts moved to adjourn the Work Session. Mayor Knight seconded the motion. The meeting was adjourned at 4:41 p.m.

COUNCIL APPROVED: June 1, 2021