



RICHLAND COUNTY COUNCIL

DEVELOPMENT AND SERVICES COMMITTEE

Julie-Ann Dixon	Damon Jeter	Torey Rush (Chair)	Bill Malinowski	Seth Rose
District 9	District 3	District 7	District 1	District 5

**MAY 27, 2014
5:00 PM**

2020 Hampton Street

CALL TO ORDER

APPROVAL OF MINUTES

1. Regular Session: April 22, 2014 [PAGES 3-6]

ADOPTION OF AGENDA

ITEMS FOR ACTION

2. Septic and Storm Drainage Problems in Suburbs [PAGES 7-119]
3. Parking in Residential and Commercial Zones of the County [PAGES 120-125]
4. Sustainability Policy [PAGES 126-130]

5. High Performance Building Policy Options [**PAGES 131-138**]
6. Update Floodplain Ordinance in conjunction with the new countywide Flood Insurance Rate Maps (FIRM) [**PAGES 139-153**]
7. Richland County Commission on Aging [**PAGES 154-158**]

ITEMS FOR DISCUSSION / INFORMATION

8. Report of Fire Advisory Committee

ADJOURNMENT



Special Accommodations and Interpreter Services

Citizens may be present during any of the County's meetings. If requested, the agenda and backup materials will be made available in alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12132), as amended and the federal rules and regulations adopted in implementation thereof.

Any person who requires a disability-related modification or accommodation, including auxiliary aids or services, in order to participate in the public meeting may request such modification, accommodation, aid or service by contacting the Clerk of Council's office either in person at 2020 Hampton Street, Columbia, SC, by telephone at (803) 576-2061, or TDD at 803-576-2045 no later than 24 hours prior to the scheduled meeting.

Richland County Council Request of Action

Subject

Regular Session: April 22, 2014 [**PAGES 3-6**]

Reviews

MINUTES OF



RICHLAND COUNTY COUNCIL DEVELOPMENT AND SERVICES COMMITTEE TUESDAY, APRIL 22, 2014 5:00 P.M.

In accordance with the Freedom of Information Act, a copy of the agenda was sent to radio and TV stations, newspapers, persons requesting notification, and was posted on the bulletin board located in the lobby of the County Administration Building.

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MEMBERS PRESENT

- Chair: Torrey Rush
- Member: Julie-Ann Dixon
- Member: Damon Jeter
- Member: Bill Malinowski
- Member: Seth Rose

ALSO PRESENT: Norman Jackson, Kelvin E. Washington, Sr., Tony McDonald, Sparty Hammett, Warren Harley, John Hixon, Andy Metts, Rudy Curtis, Sara Salley, Daniel Driggers, Buddy Atkins, Randy Cherry, Judy Carter, Dale Welch, Ismail Ozbek, Geo Price, Michael Byrd, Brad Farrar, Kecia Lara, Monique Walters, Michelle Onley

CALL TO ORDER

The meeting started at approximately 5:00 p.m.

APPROVAL OF MINUTES

March 25, 2014 (Regular Session) – Ms. Dixon moved, seconded by Mr. Malinowski, to approve the minutes as distributed. The vote in favor was unanimous.

ADOPTION OF AGENDA

Ms. Dixon moved, seconded by Mr. Malinowski, to adopt the agenda as published. The vote in favor was unanimous.

ITEMS FOR ACTION

Septic and Storm Drainage Problems in Suburbs – Mr. Malinowski moved, seconded by Ms. Dixon, to defer this item to the May Committee meeting. The vote in favor was unanimous.

Richland County Souvenirs – Mr. Malinowski moved, seconded by Ms. Dixon, to defer this item to the May Committee meeting. The vote in favor was unanimous.

Establishment of a Drainage Improvement Program – Mr. Malinowski moved, seconded by Mr. Jeter, to forward to Council with a recommendation to direct staff to create an ordinance to include language that the County will be reimbursed for materials and identify the property owner's responsibilities. The vote in favor was unanimous.

Service (One Stop) Requests for Council – Mr. Malinowski moved, seconded by Ms. Dixon, to forward to Council with a recommendation to approve the request to establish the following official system to respond to comments/concerns from citizens:

1. Upon receipt of the request from the Ombudsman's Office, the Clerk should disseminate the request to full Council informing them a response is needed, and establishing a time frame in which to respond to the request via the Clerk's Office. (If a request of/for Council is generated outside the Ombudsman's Office, the request should be forwarded to the Ombudsman's Office for processing.)
2. If Council Members wish to respond to the citizen's request/question, they should reply to the Clerk's Office with their response within the established timeframe. This may require the Clerk follow up with Council to generate a timely response.
3. The Clerk will then compile all of Council's responses in one email.
4. Once Council's combined responses have been generated into one all-inclusive response, the Clerk should send it to Council for review. A deadline for Council's review should be provides—perhaps 24-48 hours. If no revisions are requested by Council, the response should then be forwarded to the citizen, with a cc to the Ombudsman's Office and Council Members. If revisions are requested by Council, the Clerk should make the changes and forward the revised response one more time to Council for review. If no revisions are requested by Council, the response should then be forwarded to the citizen, with a cc to the Ombudsman's Office and Council Members.
5. The Clerk's Office is to then close the service request after the response has been sent to the citizen, as well as inform full Council that the request has been closed.
6. The Clerk's Office should use One Stop to track the request from its opening to closing. If the request remains open, and a response is not sent timely, the service request would appear in the overdue report.

The vote in favor was unanimous.

Mobile Home Park Regulations that are enforced by the Building Codes and Inspections Department – Ms. Dixon moved, seconded by Mr. Jeter, to defer this item until the May Committee meeting. The vote in favor was unanimous.

ITEMS FOR DISCUSSION/INFORMATION

Report of Fire Advisory Committee – Chief Jenkins and Michael Byrd gave a brief update regarding the Fire Service.

ADJOURNMENT

The meeting adjourned at approximately 6:00 p.m.

Submitted by,
Torrey Rush, Chair

The minutes were transcribed by Michelle M. Onley

Richland County Council Request of Action

Subject

Septic and Storm Drainage Problems in Suburbs [**PAGES 7-119**]

Reviews

Richland County Council Request of Action

Subject: Septic and Storm Drainage Problems in Suburbs

A. Purpose

County Council is requested to develop a plan to eliminate the septic and storm drainage problems in the suburbs.

B. Background / Discussion

During the July 16, 2013, Councilman Jackson made the following motion:

“Develop a plan to eliminate the septic and storm drainage problems in the suburbs and complete and tie into the city sewer and storm water systems.”

This motion was forwarded to the D&S Committee for further consideration.

C. Legislative / Chronological History

This motion was referred to the D&S Committee during the July 16, 2013 Council meeting.

D. Financial Impact

The financial impact of developing and implementing a plan to eliminate septic and storm drainage problems in suburbs in general is not available. Additional guidance from Council is needed to determine the goal of the study and the boundaries and extent of the study area. Once this information is provided, the financial impact can be determined.

E. Alternatives

1. Authorize staff to develop a scope of work, solicit a proposal from a consultant and bring a recommendation back to Council for proceeding with a study.
2. Do not approve the development of a plan.

F. Recommendation

It is recommended that Council approve the request to hire a consultant to develop a plan to eliminate the septic and storm drainage problems in the suburbs as identified by County Council.

Recommended by: Councilman Norman Jackson

Date: 3/10/14

G. Reviews

(Please replace the appropriate box with a ✓ and then support your recommendation in the Comments section before routing on. Thank you!)

Item# 2

Please be specific in your recommendation. While “Council Discretion” may be appropriate at times, it is recommended that Staff provide Council with a professional recommendation of approval or denial, and justification for that recommendation, as often as possible.

Finance

Reviewed by: Daniel Driggers

Date: 3/11/14

Recommend Council approval

Recommend Council denial

Comments regarding recommendation:

Recommendation supports additional information if the request is an item Council wants to consider

Procurement

Reviewed by: Rodolfo Callwood

Date: 3/11/14

Recommend Council approval

Recommend Council denial

Comments regarding recommendation:

Utilities

Reviewed by: Andy H. Metts

Date: 3/12/14

Recommend Council approval

Recommend Council denial

Comments regarding recommendation: A plan was developed a few years ago to address the septic tank problem communities in Richland County as identified on the SC DHEC sewer needs list. This plan is available for review and updating.

Legal

Reviewed by: Elizabeth McLean

Date: 3/12/14

Recommend Council approval

Recommend Council denial

Comments regarding recommendation: Policy decision left to Council’s diecretion.

Administration

Reviewed by: Sparty Hammett

Date: 3/12/14

Recommend Council approval

Recommend Council denial

Comments regarding recommendation:

RICHLAND COUNTY MASTER PLAN

**TO SERVE
FOURTEEN SEPTIC TANK PROBLEM AREAS
CURRENTLY ON THE
SCDHEC 2000 COMMUNITY SURVEY FOR SEWER NEED LIST
AND THE
RIVERSIDE FOREST COMMUNITY**

Prepared For
Richland County Council
Richland County, South Carolina

Prepared By
Burkhold Planning and Management
1410 St. Andrews Road, Suite 250
Columbia, South Carolina 29210

JANUARY 15, 2000
(REVISED APRIL 6, 2000)

Draft of April 6, 2000

Item# 2

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Draft of April 6, 2000

Item# 2

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EXECUTIVE SUMMARY

This evaluation of the twelve septic tank problem areas identified in the CMRPC report prepared by HPG, Inc., as well as the Riverside Forest, Marley Drive and Eve Street Neighborhoods has resulted in the following conclusions:

- The total project cost to serve the 15 areas is \$13,100,675.00.
- There were seven financial scenarios addressed in the plan.
- There are four implementable financial options addressed in detail.
- There are two ways these projects can be funded, individually and as a group of twelve.
- The following areas can be stand alone assessment districts:

Belmont
Belvedere
Fairlawn Court
Roosevelt Village (or Broad River Heights)
Skyview Terrace

- The following areas can be stand alone tax districts:

Belmont
Belvedere
Fairlawn Court
Roosevelt Village (or Broad River Heights)
Skyview Terrace

- The following areas require a grant to stand alone as assessment districts:

Haskel Heights
Seminole Road
Starks Terrace
Nelson-Boswell
Lower Richland
St. Andrews Terrace
Riverside Forest
Marley Drive
Eve Street

- The following areas require a grant to stand alone as tax districts:

Haskel Heights
 Seminole Road
 Starks Terrace
 Nelson-Boswell
 Lower Richland
 St. Andrews Terrace
 Riverside Forest
 Marley Drive
 Eve Street

- As a group of fifteen, the projects can be constructed using a combined assessment district of the twelve separate areas.

Clean Water SRF funding would be used
 A 4 percent interest rate is available
 Backed by a Revenue Bond supported with assessments
 Annual assessment of approximately \$274.54 per year
 Assessment billed with annual tax notice

- As a group of fifteen, the projects can be constructed using a combined tax district.

Clean Water SRF funding would be used
 A 4 percent interest rate is available
 Backed by a Revenue Bond supported with taxes
 Combined one mill = \$4,562.24
 Annual millage = 125 mills
 Annual tax could average approximately \$274.54 per year
 Special tax billed with annual tax notice

- The projects are presented in a six-year capital improvement format as stand alone and combined in table 6.
- The combined assessment district is the recommended financial option as it meets the goals of this plan.
- Grant funds should be sought for all areas when possible to reduce the average cost of each area. Contact has been made with the state to issue a variance on the use of assessments with grant funds.
- Any reduction in cost in any given area would be spread over the entire district if allowed by the grant agency.

I. INTRODUCTION

A. Introduction

Richland County Council has long been recognized as a leader in the planning of needed public services to residents and property owners within the County. In the area of wastewater service, as early as 1974 the County participated in an in-depth multi-county EPA 201 sewer facilities plan to expand the installation of public sewer systems where needed throughout the County.

It was not until Home Rule was passed that the County had the power to provide sewer service directly to its citizens. The first 201 Planning Study, prepared in 1974, was updated in 1984 with particular emphasis placed on the provision of sewer service to septic tank problem areas within selected portions of the County. The septic tank problem areas were identified with the assistance of the Richland County Sanitarian in the County Health Department. It was at that time that Richland County became actively involved in providing both collection and treatment service to its residents. In some cases, such as in areas served by the City of Columbia, the County's role was to facilitate the implementation of collector lines. In addition, the County was to work with the City to obtain industrial grants and loans to install lines for economic development purposes. The County became a treatment and transportation provider for the first time by virtue of the acquisition of the Hollingshed Creek Waste Treatment Plant and Transportation System.

Richland County has also been involved at the micro level in retrofitting sewer systems within existing subdivisions through the use of Sewer Assessment Districts and grant programs. This effort has been successful in areas where the homeowners were able to afford the property assessment and in low to moderate income areas where grants were available. In areas where the income level was too low to support an assessment, the County has focused on grant funds to provide the proposed service. The use of grant funds is extremely competitive; therefore, the provision of service to the low and moderate income areas has been somewhat slow. Extensive effort has been placed in developing and constructing full sewer infrastructure service to areas such as the Arthurtown-Little Camden-Taylor's study area, the Atlas Road area as well as the Town of Eastover. Other areas served to date are Chartwell, Greenview, Fairwall, Farrow Terrace, South Beltline and Galaxy.

This report was initiated by a concern, on the part of the Richland County Council:

- 1) that the growth within the County be orderly;
- 2) that adequate sewer service be provided to homes with unhealthy disposal systems and;
- 3) to reduce the number (20,560 according to the 1990 Census) of individual or single home systems.

B. Purpose

The purpose of this report is to define a plan for Richland County that will identify the potential funding sources for fourteen poorly operating septic tank disposal systems within the County planning area that are contained in the SCDHEC Wastewater Priority List, May 1999 and the February 2000 Community Survey for Sewer Need. In addition, there is a major need for sewer service within the Riverside Forest Community. This neighborhood is in an area where rock is predominant and septic tanks perform poorly.

The following steps or decision points must be addressed in order to properly evaluate the system. These steps are:

1. Define the project to the twelve septic tank priority areas on the SCDHEC list. In addition, the County has added the Riverside Forest, Marley Drive and Eve Street neighborhoods to this plan.
2. Evaluate the users within the areas and identify their property values.
3. Prepare updated cost estimates of the fifteen projects.
4. Determine capital contribution available from all sources.
5. Determine financial options for funding as individual or joint projects.
6. Develop annual O&M cost for each area.
7. Develop a total annual cost for each area.
8. Develop a financial strategy for each area.

Generally, this study will provide the basis for the selection of a financial plan for Richland County that will meet the existing needs of the planning area and eliminate fourteen septic tank problem areas on the SCDHEC priority list as well as the Riverside Forest neighborhood. The duration of the planning period is five years.

C. GOALS

The following goals and objectives are established for this study:

- Goal: To provide a safe and long term sewage collection, treatment, and disposal system to eliminate twelve neighborhoods on the SCDHEC priority list that are identified as septic tank problem areas within the Richland County study area. Riverside Forest, Marley Drive and Eve Street have been added to this goal.
- Objective 1: To identify and provide preliminary design of systems to serve areas within the planning area presently without (or with inadequate) long term sewage collection, transportation, treatment, and disposal systems.
- Objective 2: To plan for a sewage collection, transportation, treatment, and disposal system that is environmentally harmonious, which safeguards human health, and which provides for multiple uses of facilities.

D. Scope of Services

1. Review and update the cost of the fifteen target communities to represent current cost indices.
2. Compare the current SCDHEC priority list to the priorities identified in the plan and adjust rankings accordingly.
3. Identify all funding sources available to Richland County.
4. Develop funding scenarios for implementing the sewer plans for each neighborhood independently or in conjunction with other neighborhoods.
5. Prepare a six-year implementation plan that will allow for the provision of sewer to the neighborhoods in question.
6. Prepare items 1 through 5 for the Riverside Forest community.
7. Prepare a summary of the plan amendments for presentation at any public meetings required by the County.

II. WASTEWATER SYSTEMS

A. Introduction

Richland County has been involved for over 15 years in the installation of a regional sewer system that is development driven, located primarily in the southwest Broad River planning area. The area is located south and west of the Broad River, and north and northeast of the Lake Murray-Saluda River corridor. The County constructed a new wastewater treatment plant in this area that is known as the Broad River Regional Wastewater Treatment Plant. This plant provides services to the area that lies between the intensely developed Irmo area and the rapidly changing Chapin area. The County acquired the existing Nicholas Creek Waste Treatment Plant and expanded that facility to serve as a regional waste treatment facility. In addition, the County constructed a 750,000 gallon per day wastewater treatment plant that will serve the Town of Gaston and a local industry.

There are several portions of the County that are served by other providers, such as the City of Columbia, the East Richland County Public Service District, Alpine Utilities, Bush River Utilities, and Palmetto (formerly Wildewood) Utilities, as well as several small private water/sewer service companies.

B. Wastewater Collection (Retrofit) Alternatives

The initial step in determining the cost of retrofitting sewer service to portions of Richland County currently not served is to address two known quantities. The first of these is the cost incurred to date by Richland County to serve several septic tank problem areas. The second step is to update the cost of the septic tank problem area list from the 1984-208 plan and the HPG plan prepared for Central Midlands cited below. Finally new costs were developed for the Riverside Forest, Marley Drive and Eve Street neighborhoods.

To date, Richland County has expended \$4,105,891 to retrofit 1,894 units in six areas. The result is an average cost of \$2,167.84 per unit to retrofit sewer.

The septic tank alternative areas were taken from a report entitled "Planning Study – Sixteen Neighborhoods in Richland County", prepared for the Central Midlands Regional Council of Governments by HPG and Company in July 1994. The costs indices have been increased to year 2000 dollars by using both current unit cost and the "Engineering News Record Cost Indices". In addition, the cost of the Riverside Forest community system was developed from an estimate prepared for the homeowners by Roberson Engineers in February 1999. Finally, the Marley Drive and Eve Street areas were developed from an estimate prepared by the Richland County Utilities Department in April 2000.

The total cost of serving the remaining fifteen areas is \$13,100,675 in year 2000 dollars. The cost of retrofitting all existing septic tank areas within Richland County with sewer service is estimated to be in excess of \$49,000,000. The cost per unit to construct collector systems will vary from area to area.

Richland County has experience in retrofitting collector sewers in four areas for which total cost and number of units served were available. They are:

1. Chartwell

Total cost = \$160,786
Number of houses = 72
Cost per house = \$2,233

2. Galaxy

Total cost = \$793,261
Number of houses = 266
Cost per house = \$2,982

3. Greenview

Total cost = \$1,448,264
Number of houses = 903
Cost per house = \$1,604

4. South Beltline

Total cost = \$1,703,580
Number of houses = 653
Cost per house = \$2,608

5. Combined Total

Total cost = \$4,105,891
Number of houses = 1894
Cost per house = \$2,167.84 average per unit

The 1990 Census of Population inventories the method in which sewer service was provided to all housing units within Richland County. Of the total, 88,396 housing units were served with some form of public sewer, representing 80.7% of the 109,564 total housing units reported receiving this service. Housing units on septic tank or cesspool numbered 20,560, representing 18.8% of the units. The census data had 608 or 0.05% "other," units.

While the data indicates that 18.8% of the housing units are served by septic tanks or cesspools, the data did not define whether units with no plumbing were included. This report assumes that all 608 "other" lack plumbing in the housing unit.

It is an interesting statistic that although only 18.85% of the housing units are not served by regional sewer, some 59% of the population reside in the un-incorporated portions of the County. This statistic is a favorable one and minimizes the ultimate cost of the overall plan.

Draft of April 6, 2000

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Item# 2

The year 2000 census of population is certain to produce significantly larger numbers of homes on regional service. In order to be granted approval for construction the County and SCDHEC have required most new subdivisions to have regional sewer service rather than septic tank service. In some cases where there is no regional sewer nearby, large lot subdivisions are approved both by the County and SCDHEC. The growth in the County has been phenomenal, especially in the Northeast and Dutch Fork portions of the County. The anticipated new data does not demonstrate needs of the 18,000 plus homes that need regional service.

Based on this data, the following cost can be developed:

1. Cost to develop collector systems.

$$18,666 \text{ housing units} \times \$2,167.84 = \$40,464,901$$

2. Cost to retrofit units with plumbing.

$$608 \text{ housing units} \times \$15,000 = \$9,120,000$$

3. Cost of interceptor systems and treatment systems.

(See regional alternatives in the Richland County Sewer Master Plan, prepared by Power Engineering, Inc., February 1995.)

In May 1999, the S.C. Department of Health and Environmental Control issued, as a part of the "FY 1993-1997 Priority List", an updated priority list of environmentally distressed communities for sewer needs. That list contained 179 communities throughout the state, 19 of which had been submitted by Richland County. This data is seen in Appendix A. The funding of these facilities is possible in the near future; however, the construction of waste treatment plants and major interceptor sewer takes precedence. Precedence is also given on a first come – first served basis, so attention to speed in implementation of the recommendations of this plan is of the essence.

There are 2,396 Richland County units in the fourteen areas listed on Appendix A and in the Riverside Forest Community.

III SYSTEM PRIORITIES

There are fourteen septic tank retrofit areas included in this study, ranked by the SCDHEC according to priority of need. Sewer ratings on the SCDHEC list range from a low of 1.00 to a high of 3.94. The higher the rating, the greater the identified need. The one community not on the SCDHEC priority list is Riverside Forest. This community was formerly on the list as Elm Abode but was removed for unknown reasons.

City of Columbia connection (or tap) fees have not been included in the cost estimate. City policy in the past has been that if the County constructed collection lines in a neighborhood and then turns the system over to the City upon completion of the construction, neither the County nor the residential area is required to pay a connection fee. Residences connecting to the system after it is taken over by the city pay the normal out-of-city fees. Impact fees have been included for each residential unit. The impact fee per residence charged by the City of Columbia is currently \$500.

There are twelve of the original sixteen septic tank problem areas from the CMRPC study that have not received service as yet. In addition, the county has added the Riverside Forest, Marley Drive and Eve Street communities to the list of priority projects. Each is presented graphically in Appendix B and C. Appendix B presents the location of the project, and Appendix C presents the proposed sewer system layout. Appendix D contains a complete summary of each of the twelve neighborhoods, including the low and moderate-income percentages upon which the decision to include laterals to each house were based. Not all areas meet this requirement for laterals. Each neighborhood is delineated as follows:

A. Lower Richland Area

The Lower Richland area is ranked twelfth on the SCDHEC 1999 Community Survey for Sewer and Water Needs. Its rating was 3.19 while it is ranked number 13 on the SCDHEC February 2000 Community Survey for Sewer Need.

At the time of their January 1991 survey, only 13 of the 47 residences surveyed had an on-site disposal system that appeared to be functioning. Thirty-one homes had a non-functioning system; two had indoor plumbing but no apparent disposal system; one did not have in-house plumbing. There are 170 lots within the service area.

The closest provider of public wastewater service is the City of Columbia. Columbia currently has a line extended to the site of the new Richland County Detention Center, which is located off Bluff Road about three miles from the Lower Richland neighborhood. A pump station would pump wastewater from the entrance to the neighborhood into the sewer line serving the detention center. A preliminary layout to provide the Lower Richland area with wastewater service is shown in Figure I-3 in Appendix C taken from the HPG study. An estimate of the probable cost to construct the system follows:

PRELIMINARY COST ESTIMATE PROPOSED SEWER SYSTEM

Item	Description	Quantity	Unit Price	Total
1.	8-inch gravity sanitary sewer lines (6-8 in. deep)	22,000 lf	\$18	\$396,000
2.	Manholes	55 each	\$1,500	\$82,500
3.	Pump station	1 each	\$65,000	\$65,000
4.	4-inch force main	15,000 lf	\$6	\$90,000
5.	Service wyes	95 each	\$175	\$16,625
6.	Service line	2,500 lf	\$7	\$17,500
7.	Cut and replace pavement	28,700 lf	\$12	\$344,400
8.	Resurface roadway	43,200 sy	\$5	\$216,000
	Total Construction			\$1,228,025
	Engineering			\$127,000
	Contingencies			\$100,000
	Impact fees			\$47,500
	Administration			\$35,000
	TOTAL PROJECT COST			\$1,537,525

Cost of connection of each home to the main collection system has also not been included in the cost estimate as it is not believed that residents in the area would qualify for this type of assistance. See Appendix D.

B. Haskell Heights

Public sewer service is not available to the Haskell Heights area at the present time. Homes in this area are served by individual, owner maintained septic tanks. The 1987 survey conducted by SCDHEC shows of the 97 residences surveyed, only 35 homes had an apparently functioning on-site wastewater disposal system. Sixty-one residences had a non-functioning disposal system and one home had no system at all. There are 309 lots within the area. The project is ranked number 35 on the SCDHEC priority list and 22 on the SCDHEC February 2000 Community Survey for Sewer Need.

The closest public wastewater system would appear to be that of the City of Columbia. Service is available by way of an existing 15-inch gravity sewer line located southeast of Allen Street approximately 400 feet from the intersection of Allen and Hutchinson Streets. A preliminary layout for a collection system for the area is provided in Figure II-3 in Appendix C taken from the HPG study. Probable cost to construct the system is estimated as follows:

PRELIMINARY COST ESTIMATE PROPOSED SEWER SYSTEM

Item	Description	Quantity	Unit Price	Total
1	8-inch gravity sanitary sewer lines	15,380 lf	\$18	\$276,840
2.	Manholes	51 each	\$1,500	\$76,500
3.	Service wyes	98 each	\$175	\$17,150
4.	Service line	9,800 lf	\$7	\$68,600
5.	Cut and replace pavement	15,000 lf	\$12	\$180,000
6	Resurface roadway	36,000 sy	\$5	\$180,000
	Total Construction			\$799,090
	Engineering			\$90,900
	Contingencies			\$79,000
	Impact fees			\$79,000
	Administration			\$49,000
	TOTAL PROJECT COST			\$1,097,490

The estimate includes the cost to connect all occupied housing units to the new wastewater system. The cost for abandoned structures, commercial buildings, and churches has not been included. It was assumed that the owners of these facilities that are non-residential units would pay for the cost of their connection. See Appendix D.

C. Booker Heights

Public sewer service is not available to the Booker Heights area at the present time. Residential units are served by owner-maintained individual septic tanks. The June 1992 survey conducted by SCDHEC shows of the 77 residences surveyed, only 36 homes had an apparently functioning on-site wastewater disposal system; forty residences had a non-functioning disposal system; one home had no apparent on-site system at all. There are only 56 lots within the area. This area was ranked 34 on the SCDHEC Community Survey of Sewer Needs issued in February 2000.

The closest public wastewater system would be that of the City of Columbia. Service is available just south of Booker Heights near the Crane Forest Subdivision. A preliminary layout for a collection system for the area is provided on Figure III-3 (Appendix C) taken from the HPG study. Probable cost to construct the system is estimated as follows:

PRELIMINARY COST ESTIMATE PROPOSED SEWER SYSTEM

Item	Description	Quantity	Unit Price	Total
1	8-inch gravity sanitary sewer lines (6-8 in. deep)	12,780 lf	\$18	\$230,040
2.	8-inch gravity sanitary lines (over 8" deep)	1,000 lf	\$25	\$25,000
3.	Manholes	49 each	\$1,500	\$73,500
4.	Service wyes	89 each	\$175	\$15,575
5.	Service line	8,900 lf	\$7	\$62,300
6.	Pump station	1 each	\$35,000	\$35,000
7.	4 inch force main	900 lf	\$6	\$5,400
8.	Cut and replace pavement	10,070 lf	\$12	\$120,840
9.	Resurface roadway	14,210 sy	\$5	\$71,050
	Total Construction			\$638,705
	Engineering			\$74,000
	Contingencies			\$57,900
	Easement acquisition			\$7,500
	Impact fees			\$44,500
	Administration			\$20,000
	TOTAL PROJECT COST			\$842,605

The estimate does not include the cost to connect the housing units to the new wastewater system. It is not believed that the neighborhood is eligible for this type of assistance. See Appendix D.

D. Broad River Heights (or Roosevelt Village) Neighborhood

Figure V-3 in Appendix C from the HPG study shows the existing sewer lines in the Roosevelt Village (or Broad River Heights) neighborhood. Public sewer service is not available to a portion of the Roosevelt Village (or Broad River Heights) area at the present time. This is generally the area bounded by McRae, Gibson, Hart and Clement Streets. The remainder of the area is provided service by the City of Columbia. Residences in the area not served by Columbia are served by individual, owner maintained owner septic tanks.

The August 1991 survey conducted by SCDHEC shows of the 76 residences surveyed, 41 homes had an apparently functioning on-site wastewater disposal system, and 35 residences had a non-functioning disposal system. Roosevelt Village (or Broad River Heights) is ranked number 55 on the SCDHEC list for communities with sewer needs, and is the fourth highest-ranking area in Richland County included on that list. There are 303 lots within the area. Its rating is 2.38 on the SCDHEC Priority List and 43 on the SCDHEC Community Survey of Sewer Need.

A layout for providing sewer service to the remainder of the Roosevelt Village (or Broad River Heights) Neighborhood is provided in Figure V-3 in Appendix C of the HPG study. Also shown are existing lines. The estimated probable cost for the work is as follows:

PRELIMINARY COST ESTIMATE PROPOSED SEWER SYSTEM

Item	Description	Quantity	Unit Price	Total
1	8-inch gravity sanitary sewer lines (6-8" deep)	11,390 lf	\$18	\$205,020
2.	Manholes	44 each	\$1,500	\$66,000
3.	Service wyes	81 each	\$175	\$14,175
4.	Service line	8,100 lf	\$7	\$56,700
5.	Cut and replace pavement	6,260 lf	\$12	\$75,120
6.	Resurface roadway	7,950 sy	\$5	\$39,750
	Total Construction			\$456,765
	Engineering			\$56,600
	Contingencies			\$38,000
	Easement acquisition			\$18,000
	Impact fees			\$40,500
	Administration			\$20,000
	TOTAL PROJECT COST			\$629,865

The estimate does not include the cost to connect the housing units to the new wastewater system. It is not believed that the neighborhood is eligible for this type of assistance. See Appendix D.

E. Seminole Road

Public sewer service is not available to the Seminole Road neighborhood at the present time. Residential units in the area are served by individual, owner-maintained septic tanks. The August 1991 survey conducted by SCDHEC shows of the 61 residences surveyed, 37 homes had an apparently functioning on-site wastewater disposal system, and 24 residences had a non-functioning disposal system. There are 111 lots within the area. Seminole Road is ranked number 62 on the SCDHEC List for Communities with Sewer Needs, and is the fifth highest-ranking area in Richland County included on that list. Its rating is 2.18 on the Priority list and 50 on the Community Sewer list.

A layout for providing sewer service to the Seminole Road Neighborhood is provided in Figure VI-3 (Appendix C) from the HPG report. The estimated probable cost for the work is as follows:

PRELIMINARY COST ESTIMATE PROPOSED SEWER SYSTEM

Item	Description	Quantity	Unit Price	Total
1	8-inch gravity sanitary sewer lines	12,780 lf	\$18	\$230,040
2.	Manholes	46 each	\$1,500	\$69,000
3.	Pump station	3 each	\$35,000	\$105,000
4.	4" force main	5,600 lf	\$6	\$33,600
5.	Service wyes	82 each	\$175	\$14,350
6	Service line	2,100 lf	\$7	\$14,700
7.	Cut and replace pavement	9,500 lf	\$12	\$114,000
8.	Resurface roadway	13,500 sy	\$5	\$67,190
	Total Construction			\$648,190
	Engineering			\$75,000
	Contingencies			\$56,000
	Easement acquisition			\$7,500
	Impact fees			\$41,000
	Administration			\$20,000
	TOTAL PROJECT COST			\$847,690

The estimate does not include the cost to connect the housing units to the new wastewater system. It is not believed that the neighborhood is eligible for this type of assistance. See Appendix D.

F. Starks Terrace

The Starks Terrace Neighborhood is ranked 64th on the SCDHEC Community Survey for Sewer and Water Needs with a rating of 2.03 and 53rd on the SCDHEC Community Survey for Sewer Need. It is sixth of the areas in Richland County that are included on the SCDHEC listing. At the time of their December 1991 survey, 65 of the 99 residences surveyed had an on-site disposal system that appeared to be functioning. Thirty-four homes had a non-functioning on-site system. There are 220 lots within the area.

The closest provider of wastewater service is the City of Columbia. A preliminary layout of collector lines to serve Starks Terrace is provided on Figure VII-3 in Appendix C from the HPG report. Connections would be made to the City of Columbia's existing 8-inch and 24-inch gravity lines located near Starks Terrace. The estimate of probable cost for this work is provided below.

PRELIMINARY COST ESTIMATE PROPOSED SEWER SYSTEM

Item	Description	Quantity	Unit Price	Total
1	8-inch gravity sanitary sewer lines (6-8 in. deep)	16,400 lf	\$18	\$292,200
2.	8-inch gravity sanitary lines (over 8" deep)	200 lf	\$25	\$5,000
3.	Manholes	58 each	\$1,500	\$87,000
4.	Pump station	2 each	\$35,000	\$70,000
5.	4" force main	800 lf	\$6	\$4,800
6.	Service wyes	105 each	\$175	\$18,375
7.	Service line	10,500 lf	\$7	\$73,500
8.	Cut and replace pavement	9,855 lf	\$12	\$118,260
9.	Resurface roadway	13,600 sy	\$5	\$68,000
	Total Construction			\$737,135
	Engineering			\$82,900
	Contingencies			\$64,000
	Easement acquisition			\$20,000
	Impact fees			\$52,500
	Administration			\$25,000
	TOTAL PROJECT COST			\$981,535

The estimate includes the cost to connect all occupied housing units to the new wastewater system. The cost for abandoned structures, commercial buildings and churches has not been included. It was assumed that the owners of these facilities would pay for the cost of their connection. See Appendix D.

G. Belmont Neighborhood

Public sewer service is not available to the Belmont neighborhood. Residential units are served by individual owner maintained septic tanks. The 1992 survey conducted by SCDHEC shows of the 451 residences surveyed, 244 homes had an apparently functioning on-site wastewater disposal system. One hundred and six residences had a non-functioning disposal system. There are 234 lots within the area. Belmont ranks number 70 on the 1999 SCDHEC priority list and 59 on the Community Survey for Sewer Need.

The closest public wastewater system would be that of the City of Columbia. A preliminary layout for a collection system for the area is provided in Figure VIII-3 (Appendix C) from the HPG report. Probable cost to construct the system is estimated as follows:

PRELIMINARY COST ESTIMATE PROPOSED SEWER SYSTEM

Item	Description	Quantity	Unit Price	Total
1	8-inch gravity sanitary sewer lines	14,570 lf	\$18	\$262,260
2.	Manholes	49 each	\$1,500	\$73,500
3.	Service wyes	190each	\$175	\$33,250
4.	Service line	18,800 lf	\$7	\$131,600
5.	Pump station	1 each	\$35,000	\$35,000
6.	4 inch force main	700 lf	\$6	\$4,200
7.	Cut and replace pavement	11,600 lf	\$7	\$81,200
8.	Resurface roadway	14,800 sy	\$5	\$74,000
	Total Construction			\$695,610
	Engineering			\$77,600
	Contingencies			\$59,000
	Impact fees			\$95,000
	Easement acquisition			\$8,000
	Administration			\$20,000
	TOTAL PROJECT COST			\$954,610

The estimate includes the cost to connect all occupied housing units to the new wastewater system. The cost for abandoned structures, commercial buildings and churches has not been included. It was assumed that the owners of these facilities would pay for the cost of their connection. See Appendix D.

H. Belvedere

A small portion of the Belvedere neighborhood is currently provided sewer service by the City of Columbia, specifically Eubank, Hatfield, Bassler and Scurry Streets and approximately two blocks of Bronx Road. Residences in the area not served by Columbia are served by individual or owner maintained septic tanks. The July 1991 survey conducted by SCDHEC shows of the 462 residences surveyed, 339 homes had an apparently functioning on-site wastewater disposal system and 23 residences had a non-functioning disposal system. There are 632 lots in the area. Belvedere is ranked number 72 on the SCDHEC list for communities with sewer needs and is the eighth highest ranking area in Richland County included in that list. Its rating is 1.8. This neighborhood is 62nd on the Community Survey of Sewer Need.

Figure XI-3 (Appendix C) shows the proposed sewer lines in the Belvedere neighborhood. The estimated probable cost for the work is as follows:

PRELIMINARY COST ESTIMATE PROPOSED SEWER SYSTEM

Item	Description	Quantity	Unit Price	Total
1	8-inch gravity sanitary sewer lines (6-8 in. deep)	35,600 lf	\$18	\$640,800
2.	8-inch gravity sanitary lines (over 8" deep)	1,350 lf	\$25	\$33,750
3.	Manholes	131 each	\$1,500	\$196,500
4.	Service wyes	483 each	\$175	\$84,525
5.	Service line	14,400 each	\$7	\$100,800
6.	Cut and replace pavement	17,500 lf	\$12	\$210,000
7.	Resurface roadway	34,400 sy	\$5	\$172,000
	Total Construction			\$1,438,375
	Engineering			\$138,200
	Contingencies			\$117,000
	Easement acquisition			\$30,000
	Impact fees			\$241,000
	Administration			\$50,000
	TOTAL PROJECT COST			\$2,014,575

The estimate includes the cost to connect the housing units along Hammon Avenue to the new wastewater system. It is not believed that the remainder of the neighborhood is eligible for this type of assistance. See Appendix D.

I. Nelson Boswell Road Neighborhood

Public sewer service is not available to the Nelson Boswell Road Neighborhood at the present time. Residences in the area are served by individual, owner maintained septic tanks. The January 1991 survey conducted by SCDHEC shows of the 34 residences surveyed, 27 homes had an apparently functioning on-site wastewater disposal system, and seven residences had a non-functioning disposal system. There are 57 lots within the area. Nelson Boswell Road is ranked number 80 on the SCDHEC List for Communities with Sewer Needs and is ninth of the areas in Richland County included on that list. Its rating is 1.62 on the SCDHEC Priority List and 69th on the Community Survey of Sewer Need.

The City of Columbia wastewater system is the closest to the area at the present time. Eight-inch gravity lines are found across Fairfield Road from Nelson Boswell, and a 12-inch gravity line extends just south of Wessinger Road. A layout for providing sewer service to the neighborhood is provided in Figure XII-3 (Appendix C) from the HPG report. The estimated probable cost for the work is as follows:

PRELIMINARY COST ESTIMATE PROPOSED SEWER SYSTEM

Item	Description	Quantity	Unit Price	Total
1	8-inch gravity sanitary sewer lines (6-8 in. deep)	16,550 lf	\$18	\$297,900
2.	8-inch gravity sanitary lines (over 8" deep)	450 lf	\$25	\$11,250
3.	Manholes	48 each	\$1,500	\$72,000
4.	Service wyes	50 each	\$175	\$8,750
5.	Service line	2,000 lf	\$4	\$8,000
6.	Cut and replace pavement	10,300 lf	\$12	\$123,600
7.	Resurface roadway	15,200 sy	\$5	\$76,000
	Total Construction			\$597,500
	Engineering			\$79,300
	Contingencies			\$50,000
	Easement acquisition			\$16,000
	Impact fees			\$25,000
	Administration			\$20,000
	TOTAL PROJECT COST			\$787,800

The estimate does not include the cost to connect the housing units to the new wastewater system. It is not believed that the neighborhood is eligible for this type of assistance. See Appendix D.

J. St. Andrews Terrace

The St. Andrews Terrace area is ranked 82nd on the SCDHEC Community Survey for Sewer Needs with a rating 1.55 on the Priority List and 71st on the Community list. It is tenth of the areas in Richland County that are included on the SCDHEC listing. At the time of their January 1991 survey, nine of the 11 residences surveyed had an on-site disposal system that appeared to be functioning. One home had a non-functioning on-site system, and one had no in-house plumbing and no apparent on-site system. There are 34 lots within this area. The closest provider of wastewater service is the City of Columbia. Their system currently extends to the Watkins Pre-release Center at the end of St. Andrews Terrace Road.

A preliminary layout of collector lines to serve the neighborhood is provided on Figure XIII-3 (Appendix C) from the HPG report. The estimate of probable cost for this work is provided below.

PRELIMINARY COST ESTIMATE PROPOSED SEWER SYSTEM

Item	Description	Quantity	Unit Price	Total
1	8-inch gravity sanitary sewer lines (6-8 in. deep)	4,680 lf	\$185	\$84,240
2.	8-inch gravity sanitary lines (over 8" deep)	1,050lf	\$25	\$26,250
3.	Manholes	21 each	\$1,500	\$23,100
4.	Service wyes	31 each	\$175	\$5,425
5.	Service line	3,100 lf	\$7	\$21,700
6.	Cut and replace pavement	3,900lf	\$12	\$46,800
7.	Resurface roadway	5,500 sy	\$5	\$27,500
	Total Construction			\$235,015
	Engineering			\$35,600
	Contingencies			\$20,000
	Easement acquisition			\$5,000
	Impact fees			\$15,500
	Administration			\$7,500
	TOTAL PROJECT COST			\$318,615

Included in the above budget is service line to connect each low and moderate-income home to the collection system. See Appendix A.

K. Skyview Terrace

Public sewer service is not available to the Skyview Terrace area at the present time. Residences are served by individual, owner maintained septic tanks. The 1990 survey conducted by SCDHEC shows of the 115 residences surveyed, 98 homes had an apparently functioning on-site wastewater disposal system. Seventeen residences had a non-functioning disposal system. There are 293 lots within this area. This system is rated number 86 and 75 on the 1999 SCDHEC Priority List and the 2000 Community List respectively.

The closest public wastewater system would be that of the Bush River Utilities. Service is available on Morninghill Drive near its intersection with Burnett Drive. A preliminary layout for a collection system for the area is provided on Figure XV-3 (Appendix C) from the HPG report. Probable cost to construct the system is estimated as follows:

PRELIMINARY COST ESTIMATE PROPOSED SEWER SYSTEM

Item	Description	Quantity	Unit Price	Total
1	8-inch gravity sanitary sewer lines (6-8 in. deep)	12,000 lf	\$18	\$216,000
2.	8-inch gravity sanitary lines (over 8" deep)	930 lf	\$25	\$23,250
3.	Manholes	43 each	\$1,500	\$64,500
4.	Service wyes	184 each	\$175	\$32,200
5.	Service line	4,600 lf	\$7	\$32,200
6.	Cut and replace pavement	11,600 lf	\$12	\$139,200
7.	Resurface roadway	15,000 sy	\$5	\$75,000
	Total Construction			\$582,350
	Engineering			\$66,600
	Contingencies			\$49,000
	Impact fees			\$92,000
	Administration			\$20,000
	TOTAL PROJECT COST			\$809,950

The estimate does not include the cost to connect the housing units to the new wastewater system. It is not believed that the neighborhood is eligible for this type of assistance. See Appendix D.

L. Fairlawn Court Area

Public sewer service is not available to the Fairlawn Court area at the present time. Residences are served by individual, owner maintained septic tanks. Sewer service is available along Prestley Road. The 1991 survey conducted by SCDHEC shows of the 32 residences surveyed, 25 homes had an apparently functioning on-site wastewater disposal system. Five residences had a non-functioning disposal system and two were connected to a central collection and treatment system. There are 37 lots within this area. Fairlawn Court is ranked 87 on the SCDHEC list for communities with sewer needs and is the twelfth highest ranking area in Richland County included on that list. Its rating is 1.41. This community is 76th on the Community Survey of Sewer Needs.

Following is an estimate of the probable cost to provide public wastewater service to the Fairlawn Court area. Figure XVI-3 (Appendix C) from the HPG report provides a preliminary layout for the system.

PRELIMINARY COST ESTIMATE PROPOSED SEWER SYSTEM

Item	Description	Quantity	Unit Price	Total
1.	8" gravity sanitary sewer lines	7,170 lf	\$18	\$129,060
2.	Manholes	29 each	\$1,500	\$43,500
3.	Service wyes	30 each	\$175	\$5,250
4.	Service line	3,000 lf	\$7	\$21,000
5.	Cut and replace pavement	5,200 lf	\$12	\$62,400
6.	Resurface roadway	7,400 sy	\$5	\$37,000
	Total Construction			\$298,210
	Engineering			\$41,000
	Contingencies			\$25,000
	Easement acquisition			\$5,000
	Impact fees			\$15,000
	Administration			\$15,000
	TOTAL PROJECT COST			\$399,210

Included in the above budget is service line to connect each low and moderate-income home to the collection system. A number of the residences on the Fairlawn Court should qualify for this assistance. See Appendix D.

M. Riverside Forest Community (Elm Abode)

Public sewer service is not available to the Riverside Forest Community at the present time. Residences are served by individual, owner maintained septic tanks. Sewer service is currently available all around Riverside Forest, along Broad River Road; to the west, parallel to I-20; to the north, along the Broad River; to the east, and in Elm Abode to the south. A 1999 survey conducted for the homeowner's within the Riverside Forest Community indicates that there are 124 homes that lack regional sewer service, with an additional 43 lots requiring service. This project is not on the SCDHEC Project Priority list or the Community Survey for Sewer Need. This project was formerly on the SCDHC list as Elm Abode but was removed for unknown reasons.

Following is an estimate of the probable cost to provide public wastewater service to the Riverside Forest Community. Figure 1 (Appendix C) from a report prepared by Roberson Engineering prepared in February, 1999, defines the area to be served.

PRELIMINARY COST ESTIMATE PROPOSED SEWER SYSTEM

Item	Description	Quantity	Unit Price	Total
1.	8" gravity sanitary sewer lines	12,900 lf	\$26	\$335,400
2.	Manholes	62 each	\$1,600	\$99,200
3.	Service wyes	167 each	\$200	\$33,400
4.	Service line	4,200 lf	\$12	\$50,400
5.	Cut and replace pavement	9,100 lf	\$12	\$109,200
6.	Resurface roadway	22,000 sy	\$8	\$176,000
	Total Construction			\$803,600
	Engineering			\$160,720
	Contingencies			\$80,360
	Easement acquisition			\$20,000
	Impact fees			\$83,500
	Administration			\$40,000
	Rock excavation	250 cy.	\$75	\$187,500
	Base and backfill material	400cy	\$9	\$36,000
	TOTAL PROJECT COST			\$1,411,680

This cost estimate does not include the cost of connecting the housing units to the new wastewater system. It is not believed that the neighborhood would be eligible for this type of assistance.

N. Marley Drive (including Young Drive and Nunamaker Drive)

Public sewer service is not available to a portion of Marley Drive, a portion of Nunamaker Drive, and all of Young Drive at the present time. Residences are served by individual, owner maintained septic tanks. There are 29 units within this area which has a SCDHEC ranking of 78 on the Community Survey for Sewer Need, and is 89th on the SCDHEC Project Priority List.

Following is an estimate of the probable cost to provide public wastewater service to the Marley Drive, Nunamaker Drive and Young Drive area. Figure 2 (Appendix C) prepared by the Richland County Utilities Department delineates the project area to be served.

PRELIMINARY COST ESTIMATE PROPOSED SEWER SYSTEM

Item	Description	Quantity	Unit Price	Total
1.	8" gravity sanitary sewer lines	4,750 lf	\$18	\$85,500
2.	Manholes	20 each	\$1,300	\$26,200
3.	4" service connections	29 each	\$800	\$23,200
4.	Cut and replace pavement	4,700 lf	\$15	\$70,500
5.	Resurface roadway	12,000 sy	\$7.50	<u>\$90,000</u>
	Total Construction			\$295,200
	Engineering			\$33,000
	Contingencies			\$30,000
	Easement acquisition			\$8,000
	Impact and tap fees			\$23,200
	Administration			<u>\$12,000</u>
	TOTAL PROJECT COST			\$401,400

O. Eve Street

There is no public sewer service on Eve Street. Residences are served by individual owner maintained septic tanks. There are only seven units requiring services. This project is ranked 85th on the SCDHEC Community Survey for Sewer Need and 96th on the SCDHEC Project Priority List.

Following is an estimate of the probable cost to provide public wastewater service to the Eve Street neighborhood. Figure 3 (Appendix C) prepared by the Richland County Utilities Department delineates the project area to be served.

PRELIMINARY COST ESTIMATE PROPOSED SEWER SYSTEM

Item	Description	Quantity	Unit Price	Total
1.	8" gravity sanitary sewer lines	700 lf	\$18	\$12,600
2.	Manholes	4 each	\$1,300	\$5,200
3.	4" service connections	7 each	\$800	\$5,600
4.	Cut and replace pavement	700 lf	\$15	\$10,500
6.	Resurface roadway	1,710 sy	\$7.50	\$12,825
	Total Construction			\$46,725
	Engineering			\$5,200
	Contingencies			\$4,700
	Easement acquisition			\$2,000
	Impact and tap fees			\$5,600
	Administration			\$1,900
	TOTAL PROJECT COST			\$66,125

IV FINANCIAL OPTIONS

A. Introduction

In the development of a master plan for any service it is imperative that the plan be one that can be implemented financially. There are two primary financial issues that must be addressed; they are: 1) the cost to the user, and 2) the ability of the combined utility system to absorb cost to serve areas that cannot "stand alone". In developing the methods to implement this plan we have addressed seven commonly used methods of financing sewer systems that apply to the situation at hand. They are as follows:

Revenue Bond Issues and Private Placements

Public Grants and Loans

The Public Private Model

Specific Development Tax District and Assessment District with General Obligation\Revenue Bond Mix

County Wide Assessment District with General Obligation\Revenue Bond Mix

County Wide Tax District with General Obligation\Revenue Bond Debt Mix

Each of the financial mechanisms has its strengths and weaknesses, some more than others. Most likely a combination of several of these methods will prove to be the best for Richland County. Richland County staff and its consultants must endeavor to evaluate each of these options when developing a given project or series of projects.

B. Revenue Bond Issues and Private Placements

The traditional method of financing the improvements desired by Richland County Council is through the sale of Revenue Bonds, supported exclusively by water and sewage system revenue. This is the method most often used by government utilities when constructing collection, transportation, treatment, and disposal systems. These Revenue Bonds can be supported either by user fees, assessments, or tax reserve.

The limitations affecting Revenue Bond sales by governmental agencies that have not previously been in that market are: (1) obtaining a good rating, and (2) getting the bonds insured. Quite often, it is not possible to obtain a good rating or to be eligible for insurance. This may result in the government selling open market bonds un-rated, which sometimes results in either excessive interest rates or the unavailability of an underwriter to market the bonds. Neither condition is beneficial.

When a governmental entity has never been in the Revenue Bond market, but still desires to sell Revenue Bonds, local banks quite often are willing to buy all of the bonds locally and hold them in their portfolio of funds. This is a common practice in South Carolina.

Because of the excellent overall rating for all South Carolina Revenue Bonds, as well as the overall rating of the state government, Revenue Bonds, whether open market or privately placed,

are a viable option for the implementation of the projects proposed in this plan.

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This funding mechanism is recommended if and when individual projects or a combination of projects are self-supporting. Every project funded by the county should be evaluated as to its self-sufficiency prior to addressing other funding options. This funding mechanism is consistent with the state SRF program. See Appendix E.

C. Public Grants and Loans

There are few grant programs in place today. Most are for either economic development or community development for those with low and/or moderate income. The grants available today are outlined in Appendix F, and are considered a viable financial option in special cases and have an impact on the overall financial picture.

The only viable public funding for larger systems is the State Revolving Loan Program, currently at a 3.5 percent interest rate, which is a source of major project funds. There is a good probability that Community Development Block Grant Funds could be used to solve some of the septic tank problems throughout Richland County. This program is highly competitive and would not be a "rapid fix" considering the number of problem areas within Richland County today. Should SCDHEC declare any of the Richland County septic tank problem areas "Health Hazard Areas", then the priority for all grant and loan programs is increased. This funding mechanism is consistent with the state SRF program

D. The Public Private Model

The public private model is included in this package as there is a possibility that the projects can be integrated with new projects, especially those with long connections. This option is normally used to add county infrastructures when other systems are put in place.

The private developer will be responsible for the construction of the collection system and participating in the construction of the transportation system or any interim treatment facility to serve the development. The County should be prepared to pay the difference in the size of the outfall lines required to serve that specific development and the size of lines to serve the upstream portion of the watershed as well as for additional plant capacity to allow for the elimination of septic tank areas. Each system would be deeded to the County or the City for operation and maintenance.

The growing customer base in the several developments would enable the County to establish a base to issue future Revenue Bonds and/or General Obligation Bonds to construct the regional treatment plants and effluent lines required and to install the connecting outfall links to ultimately secure a system serving the total area. Without such a commitment of public funds, the development in the area will consist of a series of small systems with no capacity to handle anything but residential development.

As part of this implementation option, the County could create one or more special tax district(s) and/or special assessment district(s) that would include only those selected portions of the study

area that can afford to pay the tax or assessment. These limited special tax districts and/or special assessment districts would be created in the same manner as Richland County has created the Ballentine Estates and Chartwell special tax districts, with the tax revenue going to retire General Obligation bonds. This funding mechanism is consistent with the state SRF program

It is important to note that when creating a special tax district or a special assessment district for a small area, the case law implies that a person that is taxed must be provided with reasonable expectation that he/she will be served within some defined time frame, such as 10 or 20 years.

This funding scenario allows for the financial implementation of the projects to be flexible, using some of all the options available to the County. These are:

1. The use of ad valorem taxes where benefit within a reasonable time can be documented. This applies primarily to small compact areas.
2. The use of assessments for defined collection systems.
3. The use of developer contributions if new projects are adjacent to defined area.
4. The lease/purchase of systems if associated with new developments.
5. Sale of both Revenue and General Obligation Bonds.
6. The use of the State Revolving Loan Program and,
7. The use of grants for isolated areas.

E. Specific Development Assessment District with General Obligation and Revenue Bond Mix

When using assessment districts in the manner in which they were intended when the legislature passed the enabling legislation, counties find them to be a good financial mechanism. The use of assessment in this case would be for constructing a series of collector lines to benefit a specific population. Utilizing the assessment tax district in this manner would allow the application of this financial technique to some of the other options very effectively. This is a highly recommended method of serving small to medium sized septic tank areas. This funding mechanism is consistent with the state SRF program, and it is one of the recommended options.

F. County Wide Assessment District with General Obligation and Revenue Bond Debt

The creation of a Countywide assessment district is another option that needs to be addressed however unlikely it is to be implemented. An assessment district is a defined area established by County Council for the purpose of issuing general obligation debt to construct sewer lines to provide service to the properties that are assessed. This is generally used to construct major interceptor sewers and waste treatment plants. The problem with assessments are: 1) they are not taxes, and they are not deductible from income taxes; 2) they may be hard to collect, as the County may not have its general taxing powers to take property for failure to pay ; 3) assessments may not be lienable; and, 4) they are very difficult to collect on a county wide basis. This funding mechanism is consistent with the state SRF program.

G. Septic Tank Area Tax District with General Obligation and Revenue Bond Debt Mix

This option is identical to Option E in concept except that the septic tank problem areas would be involved in a tax district. If there are to be tax districts created, this is the most fair method of developing the tax districts as each district pays its own way.

The collection systems would be paid by a General Obligation Bond Issue based on the customer base for which the lines are to be constructed.

The option requires a referendum for which the tax district would be created. As in the previous discussion, this method is subject to legal challenge and may take a very long time to create. A carefully prepared tax district plan is necessary in order to properly implement this option. This funding mechanism is consistent with the state SRF program

H. County Wide Tax District with General Obligation and Revenue Bond Debt Mix

The creation of a countywide tax district with a mixture of General Obligation Bond Debt from the tax district and Revenue Bond Debt from customers of the system is a financial option open to Richland County. A tax that allows for the elimination of pollution, existing or projected, is an essentially environmental tax. Using this concept, all collection lines would be put in place utilizing user fees, which in time are used to pay Revenue Bonds.

This option requires a referendum of the entire County. This option could take a very long time to implement and is easily challenged in the court as placing a burden on property owners not receiving sewer. Over 80 percent of the housing units within the county are currently served with community or municipal type sewer service, and passing a referendum that would tax those residents and result in no benefit to them would be difficult at best.

Due to the complexities of this funding method, it is likely that the County could not use it and meet the needs of the County in a timely fashion to solve the septic tank problem area immediate needs. This funding mechanism, however, is consistent with the state SRF program.

V PROPOSED FINANCIAL STRUCTURE

A. User Characteristics

Table 1 presents data on the twelve septic tank problem areas delineated in the HPG report as well as for Riverside Forest, Marley Drive and Eve Street. The data contains information from the current (May, 1999) SCDHEC "1999 Intended Use Plan" that contains the wastewater systems project priority list as well as the February 2000 Community Survey for Sewer Need. Based on the data obtained from the SCDHEC community survey and other relevant sources, there are a total 6,148 people residing in 2,396 housing units within the fifteen areas. Although this is a small number of units when compared to the total number of units in the county as a whole, this does represent $(2396/20,560)$ 11.7 percent of the units identified in the 1990 U.S. Census of population within Richland County that have no regional sewer services. Even though the 2000 census population will most likely result in a major percentage change, the fact that over 20,000 homes have no regional sewer service is a major area of concern for County government.

B. Proposed Rate Structure

All of the septic tank problems areas addressed in this report will be transferred to the City of Columbia for operation and maintenance immediately after construction is completed. The systems will be deeded to the City when the construction debt is paid in full. No fee structure is required as the City of Columbia fees will control.

C. Proposed Tap Fees, Deposits and Reconnection Fees

The \$500 impact fee required by the City of Columbia has been included in the project funding as delineated in Chapter III, System Priorities. Traditionally, when the County deeds the collection system to the City, tap fees will be waived by the City.

D. Recommended Funding Source

The proposed loan source in this plan is the State Water Pollution Control Revolving Fund, a long-term debt-financing program. This program is offered by the State of South Carolina to provide low interest loans to communities for the construction of wastewater facilities. The SRF is sponsored by the EPA under the authority of the Federal Clean Water Act. The fund for wastewater projects is referred to as the Clean Water SRF (CWSRF).

From 1989 to 1999, South Carolina received \$207.3 million in federal and state matching funds to capitalize the CWSRF. In 2000, another \$16 million is expected. There are currently fifty loans totaling over \$213 million.

The Department of Health and Environmental Control (DHEC) administers the technical and programmatic portions of the program, while the Budget and Control (BCB), Office of Local Government, makes the loans and manages the financial aspects of the fund.

Eligible applicants are municipalities, counties, and special purpose districts. These units of local government can apply for loans in the CWSRF program. Eligible activities are facilities construction, including non-point source projects.

The general loan terms and policies are:

- Below market fixed rate financing for up to 20 years (3.50% interest rate for FY2000)
- Availability of deferral periods on principal and interest
- Up to 100% financing of all eligible costs including 20 -year reserve capacity
- Opportunity to refinance the costs of pre-construction engineering

The financial requirements are:

- Each loan applicant must establish one or more dedicated repayment sources that contain sufficient revenues to operate and maintain the system and cover debt service payments over the life of the loan. User charges, special assessments, general taxes or other sources qualify.

The cost savings are:

- CWSRF interest rates, which are set each year 1.5 to 2 percentage points below market rates, can significantly reduce annual debt service costs.

The federal requirements are:

- Compared to previous years, many of the Clean Water Act requirements have been removed from the program. Remaining are those that apply to all federally funded projects (e.g. property acquisition must comply with the Uniform Relocation and Real Property Acquisition Policies Act.) However, requirements such as Davis-Bacon wage rates and infiltration/inflow studies no longer apply.

The loan closing fees are:

- A loan-closing fee of 1.5 percent of the total project costs is required to support the cost of administering the CWSRF. This fee is less than the costs involved in issuing revenue bonds.

The priority list requirements are:

- All projects must be on the DHEC CWSRF Priority List to be eligible for a loan. However, projects may be added to the list at any time, rather than only once a year, by submitting a priority questionnaire to DHEC.
- Readiness to proceed, however, regardless of position on the Priority List, is the dominant factor in determining priority for loans.

The steps to obtain a loan are:

- Consult with DHEC for guidance on preparing a planning report or report update.
- Submit project questionnaire to DHEC for projects not already on the CWSRF Priority List.
- When PER and plans/specifications are completed and approved by DHEC, submit loan application to the South Carolina Budget and Control Board for processing.

The application timetable is:

- From October 1 through June 30 of each fiscal year, loan application for DHEC approved projects will be accepted by the South Carolina Budget and Control Board on a first-come, first-considered basis.

E. Potential Financial Options to be implemented by Richland County

Option I. Individual Septic Tank Areas with Stand-Alone Tax District Financing.

The first option to evaluate in detail is the use of a tax district to fund the proposed projects. In order to evaluate these areas from a tax district standpoint, several facts need to be presented. The necessary data is provided in Tables 2, 3, and 4.

Tables 2, 3, and 4 present the cost per unit data for each of the twelve separate septic tank retrofit areas. All debt cost have been calculated at 4 percent, even though the current state revolving fund interest rate is at 3.5 percent and open market bond rates and bank loans range between 5.5 and 6.5 percent. Conversations with key state officials and current interest pressures mandate a conservative approach to this calculation. These tables assume the use of the SRF Funds.

Table 2 contains data from Table 1 as well as the total updated construction cost from Chapter III of this report. The cost per person and the cost per unit are presented for each area and as a combined total. As can be seen, the cost of the systems vary greatly, with Roosevelt Village (or Broad River Heights) (or Broad River Heights) having the lowest per unit cost of \$1,441.34 as compared to Nelson-Boswell with a high cost of \$17,126.09 per unit, a range of \$15,684.75.

Table 3 presents the total annual debt for each area calculated for 20 years at a 4 percent interest rate based on the SRF Loan program. This cost is broken down to an annual cost per person and an annual cost per unit. Table 4 presents combined information from both Tables 2 and 3. The assessed value of real property within each area is presented for purposes of developing a cost should a tax district be the desired method of financing the systems.

The threshold used in determining if an area could be self-supporting is an average additional annual tax of \$300.00 per year. Based on this criteria, and using the data in Table 4, the following areas are capable of independently supporting their sewer system retrofit cost using taxes:

- Roosevelt Village (Broad River Heights)
- Belmont
- Belvedere
- Skyview Terrace
- Fairlawn Court

TABLE 1
 RICHLAND COUNTY SEPTIC TANK PROBLEM AREAS
 SITUATION SUMMARY OF POSITION ON SCDHEC LIST

AREA	RATING	SCDHEC RATING	NUMBER OF PEOPLE	NUMBER OF UNITS	NUMBER OF LOTS WITHIN DISTRICT LINES
*****	*****	*****	*****	*****	*****
Lower Richland	3.19	13	323	127	170
Haskel Heights	2.91	22	335	128	309
Brockington Heights (Booke	2.61	34	364	125	56
Roosevelt Village	2.38	43	1092	437	303
Seminole Road	2.18	50	177	90	111
Starks Terrace	2.03	53	263	106	220
Belmont	1.9	59	480	211	234
Belvedere	1.8	62	1813	648	632
Nelson Boswell	1.62	69	156	46	57
St. Andrews Terrace	1.55	71	126	41	34
Skyview Terrace	1.44	75	471	211	293
Fairlawn Court	1.41	76	148	66	37
Riverside Forest	none	none	310	124	167
Marley Drive	1.31	78	73	29	29
Eve Street	1	85	17	7	7
Total			6148	2396	2456
Average			410	160	

SOURCE: HPG, Inc. Report.

TABLE 2 - COST OF CONSTRUCTION
 RICHLAND COUNTY SEPTIC TANK PROBLEM AREAS
 SITUATION SUMMARY OF POSITION ON SCDHEC LIST
 AND COST PER PERSON AND COST PER UNIT

AREA	(1) RATING	(1) SCDHEC RATING	(2) NUMBER OF PEOPLE	(2) NUMBER OF UNITS	(3) TOTAL CONSTRUCTION COST	(4) COST PER PERSON	(4) COST PER UNIT
Lower Richland	3.19	13	323	127	\$1,537,525.00	\$4,760.14	\$12,106.50
Haskel Heights	2.91	22	335	128	\$1,097,490.00	\$3,276.09	\$8,574.14
Brockington Heights (Book	2.61	34	364	125	\$842,605.00	\$2,314.85	\$6,740.84
Roosevelt Village	2.38	43	1092	437	\$629,865.00	\$576.80	\$1,441.34
Seminole Road	2.18	50	177	90	\$847,690.00	\$4,789.21	\$9,418.78
Starks Terrace	2.03	53	263	106	\$981,535.00	\$3,732.07	\$9,259.76
Belmont	1.9	59	480	211	\$954,610.00	\$1,988.77	\$4,524.22
Belvedere (5)	1.8	62	1813	648	\$2,014,575.00	\$1,111.18	\$3,108.91
Nelson Boswell	1.62	69	156	46	\$787,800.00	\$5,050.00	\$17,126.09
St. Andrews Terrace	1.55	71	126	41	\$318,615.00	\$2,528.69	\$7,771.10
Skyview Terrace	1.44	75	471	211	\$809,950.00	\$1,719.64	\$3,838.63
Fairlawn Court	1.41	76	148	66	\$399,210.00	\$2,697.36	\$6,048.64
Riverside Forest	none	none	310	124	\$1,411,680.00	\$4,553.81	\$11,384.52
Marley Drive	1.31	78	73	29	\$401,400.00	\$5,498.63	\$13,841.38
Eve Street	1	85	17	7	\$66,125.00	\$3,889.71	\$9,446.43
Total			6148	2396	\$13,100,675.00	NA	
Average			410	160	\$873,378.33	\$2,130.88	\$5,467.73

(1) From SCDHEC Community Survey for Sewer Need, February 17, 2000. Riverside Forest has a significant need but is not on the SCDHEC listing.

(2) From HPG, Inc. report.

(3) Updated, December, 1999.

(4) Calculated.

(5) Currently under design by the City of Columbia. May be removed from list if Columbia fully funds.

TABLE 3 - COST OF DEBT
 RICHLAND COUNTY SEPTIC TANK PROBLEM AREAS
 SITUATION SUMMARY OF POSITION ON SCDHEC LIST
 AND COST PER PERSON AND COST PER UNIT

AREA	(1) RATING	(1) SCDHEC RATING	(2) NUMBER OF PEOPLE	(2) NUMBER OF UNITS	(3) TOTAL ANNUAL DEBT	(4) ANNUAL COST PER PERSON	(4)(5) ANNUAL COST PER UNIT
Lower Richland	3.19	13	323	127	\$77,199.54	\$239.01	\$607.87
Haskel Heights	2.91	22	335	128	\$55,105.00	\$164.49	\$430.51
Brockington Heights (Book)	2.61	34	364	125	\$42,307.42	\$116.23	\$338.46
Roosevelt Village	2.38	43	1092	437	\$31,625.69	\$28.96	\$72.37
Seminole Road	2.18	50	177	90	\$42,562.74	\$240.47	\$472.92
Starks Terrace	2.03	53	263	106	\$49,283.13	\$187.39	\$464.94
Belmont	1.9	59	480	211	\$47,937.22	\$99.87	\$227.19
Belvedere	1.8	62	1813	648	\$101,152.35	\$55.79	\$156.10
Nelson Boswell	1.62	69	156	46	\$39,555.66	\$253.56	\$859.91
St. Andrews Terrace	1.55	71	126	41	\$15,997.74	\$126.97	\$390.19
Skyview Terrace	1.44	75	471	211	\$40,667.80	\$86.34	\$192.74
Fairlawn Court	1.41	76	148	66	\$20,044.44	\$135.44	\$303.70
Riverside Forest	none	none	310	124	\$70,880.83	\$228.65	\$571.62
Marley Drive	1.31	78	73	29	\$20,154.40	\$276.09	\$694.98
Eve Street	1	85	17	7	\$3,320.15	\$195.30	\$474.31
Total			6148	2396	\$657,794.11		
Average			410	160	\$43,852.94	\$106.99	\$274.54

(1) From SCDHEC 1999 Intended Use Plan.

(2) From HPG, Inc. report.

(3) Updated, December, 1999.

(4) Calculated.

(5) For assessment district purposes, a maximum of \$300.00 per year was assumed as a maximum acceptable amount

TABLE 4 - COST OF DEBT BY TAX DISTRICT
 RICHLAND COUNTY SEPTIC TANK PROBLEM AREAS
 SITUATION SUMMARY OF POSITION ON SCDHEC LIST
 AND COST PER PERSON AND COST PER UNIT

AREA	(1) TOTAL CONSTRUCTION COST	(2) COST PER PERSON	(2) COST PER UNIT	(3) TOTAL ANNUAL DEBT	(2) ANNUAL COST PER PERSON	(2) ANNUAL COST PER UNIT	(4) ANNUAL MILLAGE	(5) TOTAL ASSESED VALUE	(6) ANNUAL TAX REVENUE
Lower Richland	\$1,537,525.00	\$4,760.14	\$77,199.54	\$239.01	\$607.87	0.133	\$13,430,000.00	\$71,447.60	
Haskel Heights	\$1,097,490.00	\$3,276.09	\$55,105.00	\$164.49	\$430.51	0.174	\$6,612,600.00	\$46,023.70	
Brookington Heights (Booke)	\$842,605.00	\$2,314.85	\$42,307.42	\$116.23	\$338.46	0.738	\$1,327,200.00	\$39,178.94	
Roosevelt Village	\$629,865.00	\$576.80	\$31,625.69	\$28.96	\$72.37	0.066	\$10,968,600.00	\$28,957.10	
Seminole Road	\$847,690.00	\$4,789.21	\$42,562.74	\$240.47	\$472.92	0.180	\$5,494,500.00	\$39,560.40	
Starks Terrace	\$981,535.00	\$3,732.07	\$49,283.13	\$187.39	\$464.94	1.510	\$756,800.00	\$45,710.72	
Belmont	\$954,610.00	\$1,988.77	\$47,937.22	\$99.87	\$227.19	0.149	\$7,324,200.00	\$43,652.23	
Belvedere	\$2,014,575.00	\$1,111.18	\$101,152.35	\$55.79	\$156.10	0.056	\$40,700,800.00	\$91,169.79	
Nelson Boswell	\$787,800.00	\$5,050.00	\$39,555.66	\$253.56	\$859.91	0.938	\$957,600.00	\$35,929.15	
St. Andrews Terrace	\$318,615.00	\$2,528.69	\$15,997.74	\$126.97	\$390.19	0.136	\$2,842,400.00	\$15,462.66	
Skyview Terrace	\$809,950.00	\$1,719.64	\$40,667.80	\$86.34	\$192.74	0.042	\$22,209,400.00	\$37,311.79	
Fairtawn Court	\$399,210.00	\$2,697.36	\$20,044.44	\$135.44	\$303.70	0.321	\$1,431,900.00	\$18,385.60	
Riverside Forest	\$1,411,680.00	\$4,553.81	\$70,880.83	\$228.65	\$571.62	0.122	\$14,628,600.00	\$71,387.57	
Marley Drive	\$401,400.00	\$5,498.63	\$20,154.40	\$276.09	\$694.98	0.129	\$4,026,500.00	\$20,776.74	
Eve Street	\$66,125.00	\$3,889.71	\$3,320.15	\$195.30	\$474.31	0.089	\$937,400.00	\$3,337.14	
Total	\$13,100,675.00	NA	\$657,794.11				\$133,648,500.00	\$512,789.68	
Average	\$873,378.33	\$3,232.46							

(1) Updated, April, 2000

(2) Calculated.

(3) Updated, April, 2000

(4) Annual Millage required to provide tax revenue sufficient to meet the needs of each area.

(5) Provided by Richland County.

(6) Developed to provide sufficient revenue to cover the cost of debt by each area.

Option II Individual Septic Tank Areas with Stand Alone Assessment District Financing

As presented above, Table 3 presents the total annual debt for each area calculated for 20 years at a 4 percent interest rate based on the SRF Loan program. This cost is broken down into an annual cost per person and an annual cost per unit. The annual cost per unit is the amount of revenue required to pay the debt with the entire project funded by an annual assessment using the assessment district format.

The threshold used in determining if an area could be self-supporting is an assessment of \$300.00 per year. Based on this criteria, and using the data in Table 3, the following areas are capable of independently supporting their sewer system retrofit cost with an annual assessment. They are:

- Roosevelt Village (or Broad River Heights)
- Belmont
- Belvedere
- Skyview Terrace
- Fairlawn Court

It is significant to note that these are identical to those listed in Option I.

Option III Combined multi area assessment district, assessment only

This option is based on pooling all revenue assets to complete the funding of all 12 of the septic tank problem areas.

Total number of units	2,396
Project cost	\$13,100,675
Annual cost	\$657,794.11
Annual assessment	\$274.54/yr or \$22.88/mo.

Alternate 1 Use of tap fees:

This alternative can be modified by collecting a \$1,000 per unit tap fee for use in defraying the debt required to install the sewers. This would raise \$2,396,000 in revenue, reducing the anticipated bond to \$10,704,675. The annual debt in that project will be \$537,484.54 with the annual assessment being \$224.32, and the monthly charge being \$18.69.

Alternate 2 Use of grants:

Project cost	\$13,100,675
Grants	\$2,500,000
Total needed	\$10,606,675
Annual cost	\$537,484.58
Annual assessment	\$224.32/yr or \$18.69 /mo.

Option IV Combined multi area tax district, unincorporated and no sewer, tax only:

This option is based on pooling all revenue assets to complete the funding of all fifteen of the areas. The limiting factor is that the value of one mill is so low, the required millage would be excessive.

Value of one mill	\$5,262.24
Project cost	\$13,100,675
Annual cost	\$657,794.11
Millage required	125 mills (0.125)
Cost per unit	\$274.54 (average)

This alternative can be modified by collecting a \$1,000 per unit tap fee for use in defraying the debt required to install the sewer. This would raise \$2,396,000 in revenue, reducing the anticipated debt to \$10,704,675. The annual debt in that project will be \$537,484.54. The annual millage required would then be 101 (0.101).

This tax district would be limited to the amount of total construction debt with a one-time bond issue.

Alternate 1 Grant assistance:

Project cost	\$13,100,675
Grants	\$2,500,000 (assume \$500,000 per year for five years)
Total needed	\$10,606,675
Annual cost	\$532,563.97
Millage required	100 mills (0.100)

F. Funding Matrix

There have been several financial options presented in this report that are functional and are able to provide the county with the means to fund all of the proposed projects. Table 5 delineates the feasible options and in a matrix format. Careful review of this table will indicate the following:

- All of the areas cannot be funded with individual assessment districts.
- All of the areas cannot be funded with individual tax districts.
- Areas 1, 2, 3, 5, 6, 9 and 10 require grant if expected to support stand-alone financing.
- A combined project with a multi part assessment district will fund all twelve areas.
- A combined project with a multi part tax district will fund all twelve areas.

The funding of all areas within a five-year period is feasible through a multi tax or assessment district, composed of all twelve areas. This multi area tax or assessment district allows the county to implement the projects while at the same time maintaining the integrity of the concept of the users paying their cost. It would be best if the projects were meshed as in the public-private model concept. In this case, a grant would be obtained when possible and mixed with taxes or

assessments to fund the systems through the SRF funding program.

G. Six Year Implementation Plan

Following a careful evaluation of the data presented above, the County has two financial paths open:

Path 1 Fund projects on a case-by-case basis as has been done in the past. This financial path is the easiest but does not provide service to many of the needy areas. Should this be the selected method of meeting part of the need, then the six-year plan is presented as Part 1 of Table 6. The remaining seven projects would be funded with grants over time.

Path 2 Fund all twelve projects on a six-year plan. This financial path is the only manner in which the twelve septic tank problem areas can be addressed once and for all. Table 6 presents the preliminary schedule to implement the plan. Year one is a preparatory year to put all of the funding together while the first several projects are designed. During the process, all attempts to obtain grants can be addressed, neighborhood meetings can be held, preliminary financial arrangements can be developed, rights-of-way identified and obtained, and contracts with the City of Columbia finalized.

TABLE 5
 RICHLAND COUNTY SEPTIC TANK PROBLEM AREAS
 FINANCIAL MATRIX

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	NOTES:
REVENUE BOND			X				X	X				X				LOCAL ASSESSMENT DISTRICT (1)
REVENUE BOND			X				X	X				X				LOCAL TAX DISTRICT (1)
PUBLIC-PRIVATE MIX		X	X	X	X	X	X	X	X	X	X	X	X	X	X	APPLY WITH NEW PROJECTS (1)
PUBLIC LOANS	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	HUD/FMHA/EPA/GOV.OFFICE (1)
PUBLIC GRANTS	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	HUD/FMHA/EPA/GOV.OFFICE (2)
BANK PLACEMENT			X	X	X	X	X	X	X	X	X	X	X	X	X	USUALLY A RICHLAND CO. BANK (3)
REVENUE BONDS			X				X	X				X				OPEN MARKET BOND (4)

X= POTENTIAL FINANCIAL MECHANISM FOR SPECIFIC AREA

AREA (5)

- 1 LOWER RICHLAND
- 2 HASKELL HEIGHTS
- 3 BROKINGTON HEIGHTS
- 4 ROOSEVELT VILLAGE
- 5 SEMINOLE ROAD
- 6 STARKS TERRACE
- 7 BELMONT
- 8 BELVEDERE
- 9 NELSON BOSWELL ROAD
- 10 ST. ANDREWS TERRACE
- 11 SKYVIEW TERRACE
- 12 FAIRLAWN COURT
- 13 RIVERLAND FOREST
- 14 MARLEY DRIVE
- 15 EVE STREET

- (1) BASED ON A MAXIMUM ANNUAL ASSESSMENT OF \$300.00 PER UNIT
- (2) GRANT FUNDS ARE UNPREDICTABLE AND LIMITED TO SMALL AMOUNTS PER YEAR. MAXIMUM AMOUNT IS USUALLY \$500,000.00 PER YEAR PER APPLICANT. MOST GRANT PROGRAMS REQUIRE CLOSURE BEFORE ANOTHER GRANT IS MADE, THUS LIMITING THE SPEED OF COMPLETING A LARGE PROJECT.
- (3) BANK INTEREST RATES WILL NOT MATCH THE "SRF" LOAN INTEREST RAE OF 4%, HOWEVER, INTHE ABSENCE OF "SRF" FUNDING, THIS OPTION IS AVAILABLE.
- (4) BOND MARKET INTEREST RATES WILL NOT MATCH THE "SRF" LOAN INTEREST RAE OF 4%, HOWEVER, INTHE ABSENCE OF "SRF" FUNDING, THIS OPTION IS AVAILABLE.
- (5) SEE TABLES 1 THROUGH 4 FOR AREA RANKINGS AND ALL COST DATA.

**TABLE 6 - SIX YEAR CONSTRUCTION SCHEDULE
 RICHLAND COUNTY SEPTIC TANK PROBLEM AREAS
 FOR FINANCIAL PATHS 1 AND 2**

AREA	RATING	SCDHEC RATING	NUMBER OF PEOPLE	NUMBER OF UNITS	TOTAL(1) CONSTRUCTION COST	ANNUAL TOTAL
PATH 1						
YEAR 1						
Roosevelt Village	2.38	43	1092	437	\$629,865.00	\$629,865.00
YEAR 2						
Belmont	1.9	59	480	211	\$954,610.00	\$954,610.00
YEAR 3						
Belvedere	1.8	62	1813	648	\$2,014,575.00	\$2,014,575.00
YEAR 4						
Skyview Terrace	1.44	75	471	211	\$809,950.00	\$809,950.00
YEAR 5						
Fairlawn Court	1.41	76	148	66	\$399,210.00	\$399,210.00
PATH 2						
YEAR 1						
Administrative Cost					\$150,000.00	
Engineering Cost					\$350,000.00	
YEAR 2						
Lower Richland	3.19	13	323	127	\$1,537,525.00	
Haskel Heights	2.91	22	335	128	\$1,097,490.00	
Brockington Heights (Book	2.61	34	364	125	\$842,605.00	
YEAR 3						
Roosevelt Village	2.38	43	1092	437	\$629,865.00	
Seminole Road	2.18	50	177	90	\$847,690.00	
Starks Terrace	2.03	53	263	106	\$981,535.00	
YEAR 4						
Belmont	1.9	59	480	211	\$954,610.00	
Belvedere	1.8	62	1813	648	\$2,014,575.00	
Nelson Boswell	1.62	69	156	46	\$787,800.00	
YEAR 5						
St. Andrews Terrace	1.55	71	126	41	\$318,615.00	
Skyview Terrace	1.44	75	471	211	\$809,950.00	
Fairlawn Court	1.41	76	148	66	\$399,210.00	
YEAR 6						
Riverside	none	none	310	124	\$318,615.00	
Marley Drive	1.31	78	73	29	\$809,950.00	
Eve Street	1	85	17	7	\$399,210.00	
						\$1,527,775.00

(1) Year 1 cost to be prorated from Year 2 through Year 5. Project totals have been left intact to represent the true cost of each project. Should Council select this option, a detailed cash flow chart will be prepared.

VI Plan Summary

A. General Facts

1. Population

Richland County has a population of 285,720 people, 114,566 who reside within the corporate limits of the City of Columbia, Arcadia Lakes, Forest Acres, Blythewood, and Eastover. The unincorporated area compromises some 171,164 residents.

2. Proposed Users

There will be one class of users on the proposed sewer system: residential.

At present, there are some 2,236 potential users within the County in the twelve septic tank problem areas. Of these, it is anticipated that all 2,236 will tie on as part of the project, which covers the period of 2000-2005.

3. Potential Tax Base

The assessed property values of real property within the twelve identified areas totaled \$114,056,000 in the 1999 tax year. Based on this assessed value, one (1) mill will produce \$4,562.24 per year in tax revenue. The assessment for each of the small areas that will likely have tax districts created have been calculated by the County and are presented in Table 4. The tax generating ability of the areas is very limited.

4. Proposed Project

The proposed project is made up twelve area septic tank retrofit needs.

County Council, upon receiving the data contained in this plan should take the following actions:

- a. Select a financial mechanism for the implementation of the plan to serve the septic tank retrofit needs identified in this plan. A combination of grants, fees and assessments through the state SRF program is recommended.
- b. Rank the areas according to need. It may be useful to use the rankings found in the DHEC priority listing shown in Appendix A.
- c. Develop, in conjunction with the county sanitarian, a new priority list with rankings.
- d. Fund the elimination in an orderly manner.

5. Capital Cost

- a. General Obligation Bonds may be issued for either tax or assessment districts. These bonds will be used to provide collection lines within septic tank retrofit areas within the special tax district.

6. Operation and Maintenance Cost

Operation and maintenance costs will be totally recovered from service charges and/or user fees by the City of Columbia as the operator of the system.

B. Proposed Cost to the User

This study recommends service be provided by the City of Columbia. In the Skyview Neighborhood, the recommended provider of sewer service may be Bush River Utilities. Following are tap fees and monthly service charges for these systems.

City of Columbia

Residential out-of-city water tap fee	\$290.00 (if tap is provided) \$490.00 (if tap is not provided)
Residential-out-of-city sewer tap fee	\$300
Residential plant expansion fee	\$500 (in addition to sewer tap fee)
Average monthly out-of-city water charge (6,300 gallons)	\$18.93
Average monthly out-of-city sewer charge (6,300 gallons)	\$19.62

Bush River Utilities

Residential Sewer Tap Fee	\$300.00
Monthly Sewer Service Charge	\$10.00 flat rate (\$60.00 billed every six months)

C. Steps Necessary to Create a Sewer Tax District

In order to create a sewer tax district, the following process should be followed, based on the steps required of other areas in South Carolina. These are minimum requirements and the county attorney and bond council may vary the process.

1. Determine that there is a specific need to be met in a defined area.
2. Obtain a petition signed by 15 percent of the freeholders (real property owners owning

property within the area calling for a public meeting on the creation of the district, followed by a referendum.

3. Adopt a resolution calling for a referendum.
4. Hold an election. The creation of the County Sewer Tax District and the levy of a tax must be approved by: (a) a majority of the electors voting; and (b) a majority of the freeholders voting.
5. If the freeholders and the electors approve the creation of the County Sewer Tax District, adopt an ordinance creating the County Sewer Tax District.

It will be necessary for two questions to be presented and approved by the electors and the freeholders at the referendum election.

1. Shall a special sewer tax district, to be known as the Richland County Sewer Tax District for (Insert name of area), be created with an annual mileage rate of (insert number of mills) mills for operation and maintenance? Operation and maintenance will be financed by service charges and/or user fees by the City of Columbia.
2. Shall Richland County Council be authorized to issue and sell not more than (insert amount) in general obligation bonds for the Richland County Sewer District? The general obligation bonds will be paid from the levy and collection of ad valorem taxes without limit as to the rate or amount on all taxable property located within the designated district.

D. Steps Necessary to Create a Sewer Assessment District.

In order to create an assessment district, the following process should be followed, based on the steps required of other areas in South Carolina. These are minimum requirements and the county attorney and bond council may vary the process.

1. Determine that there is a specific need to be met in a defined area.
2. Notify all residents of the defined area of a meeting to discuss the creation of an assessment district. This is done by certified mail.
3. Hold a meeting and explain all costs associated with the assessment district.
4. Hold two readings of an ordinance creating the assessment district.
5. Notify all property owners of the creation of the assessment district.

APPENDIX A
SCDHEC 1999 Intended Use Plan, May 1999
(including priority list)

Draft of April 6, 2000

Item# 2



201 ...ll Street
Columbia, SC 29201-1708

COMMUNITY SURVEY FOR SEWER NEED

COMMISSIONER:
Douglas E. Bryant

RANKING BY SEWER NEED

BOARD:
Bradford W. Wyche
Chairman

William M. Hull, Jr., MD
Vice Chairman

Mark B. Kent
Secretary

Howard L. Brilliant, MD

Brian K. Smith

Rodney L. Grandy

Larry R. Chewning, Jr., DMD

	RANKING	COMMUNITY/COUNTY	DWELLINGS SURVEYED	INDEX PER DWELLING
	1	EDGEFIELD CPM/EDGEFIELD	17	3.94
	2	JOHNSTON WPDE/EDGEFIELD	44	3.82
	3	LOWER STRAWBERRY/BERKELEY	8	3.63
	4	GREELEYVILLE/WILLIAMSBURG	222	3.55
	5	PRINGLETOWN/BERKELEY	134	3.54
	6	CHOPPEE/GEORGETOWN	175	3.48
	7	LANE/WILLIAMSBURG	228	3.31
	8	PENNYROYAL RD/GEORGETOWN/REVISED	58	3.31
	9	BENNETTOWN/HORRY	37	3.30
	10	FOUR HOLES/DORCHESTER	105	3.26
	11	PLANTERSVILLE/GEORGETOWN	128	3.23
	12	CAINHOOY/BERKELEY/REVISED	362	3.19
	13	LOWER RICHLAND BLVD/RICHLAND	47	3.19
	14	BRITTONS NECK/MARION	167	3.14
	15	SANDRIDGE/WILLIAMSBURG	56	3.14
	16	CEDAR BRANCH/HORRY	110	3.12
	17	COCHRANTOWN/HORRY	129	3.00
	18	REID PARK/CHESTERFIELD	136	2.97
	19	SANDY ISLAND/GEORGETOWN	25	2.96
	20	PENNYROYAL VILLAGE/GEORGETOWN	17	2.94
	21	EHRHARDT/BAMBERG	112	2.93
	22	HASKELL HEIGHTS/RICHLAND	97	2.91
	23	BREEN CIRCLE/YORK	82	2.88
	24	EDGEFIELD CESWT/EDGEFIELD	32	2.88
	25	RED BLUFF/MARLBORO	16	2.88
	26	WOODLAND/GEORGETOWN	66	2.86
	27	ROCK BLUFF/WILLIAMSBURG	20	2.80
	28	SHULERVILLE-HONEY HILL/BERKELEY	270	2.77
	29	GRAHAM VILLAGE/FLORENCE	37	2.76
	30	HUFFIELD/LEXINGTON	12	2.75
	31	GRAHAM SUBDIVISION/FLORENCE	17	2.71
	32	NESMITH-MORRISVILLE/WILLIAMSBURG	574	2.67
	33	LITTLE RIVER RD/HORRY	45	2.62
	34	BOOKER HEIGHTS/RICHLAND/REVISED	77	2.61
	35	ANDREWS/GEORGETOWN	50	2.58
	36	HEBRON/WILLIAMSBURG	125	2.57
	37	BLACKMON RD/YORK	29	2.55
	38	WATSON'S RIVERSIDE/HORRY	53	2.53
	39	BLOOMINGVALE/WILLIAMSBURG	456	2.51
	40	MEGETT/CHARLESTON	46	2.50
	41	INTRACOASTAL WATERWAY/HORRY	18	2.44
	42	ATLAS RD/RICHLAND	152	2.40
	43	ROOSEVELT VILLAGE/RICHLAND	76	2.38

FEBRUARY 17, 2000

DHEC/DEH/OWM

SOUTH CAROLINA DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL

COMMUNITY SURVEY FOR SEWER NEED

RANKING BY SEWER NEED

RANKING	COMMUNITY/COUNTY	DWELLINGS SURVEYED	INDEX PER DWELLING
44	LYNCHBURG/LEE	66	2.35
45	AYNOR/HORRY	265	2.32
46	ALLENTOWN/HORRY	134	2.28
47	SOUTH SANTEE/CHARLESTON	102	2.24
48	BURCALE RD/RICHLAND	17	2.24
49	BLUE RIDGE TERRACE/RICHLAND	85	2.19
50	SEMINOLE RD/RICHLAND	61	2.18
51	CHAPIN/LEXINGTON	8	2.13
52	LAKE CITY COUNTRY CLUB/FLORENCE	60	2.10
53	STARKS TERRACE/RICHLAND	99	2.03
54	WISE STREET/NEWBERRY	6	2.00
55	POPLAR/HORRY	565	1.99
56	J.L. JOHNSON SUBDIVISION/YORK	80	1.99
57	MITFORD/FAIRFIELD	306	1.98
58	HOLLYWOOD/CHARLESTON	656	1.95
59	BELMONT/RICHLAND	351	1.90
60	SUMMER HAVEN/RICHLAND	64	1.89
61	TAYLORS/GREENVILLE	552	1.80
62	BELVEDERE/RICHLAND	462	1.80
63	DEW DROP/MCCORMICK	25	1.80
64	SAMPIT/GEORGETOWN	273	1.75
65	ALCOLU/CLARENDON	112	1.75
66	LEEVEY-LIMEHOUSE-BALLINGER HILL/JASPEF	520	1.65
67	SPEARMAN HEIGHTS/ANDERSON	42	1.64
68	CEDAR PINES/LANCASTER	73	1.62
69	NELSON-BOSWELL/RICHLAND	34	1.62
70	SCRANTON/FLORENCE	266	1.61
71	ST. ANDREWS TERRACE/RICH.	11	1.55
72	SWANSEA HEIGHTS SUBDIV./LEXINGTON	52	1.52
73	LONELY STREET/LEXINGTON	12	1.50
74	EASTOVER/RICHLAND	340	1.44
75	SKYVIEW TERRACE/RICHLAND	115	1.44
76	FAIRLAWN COURT/RICHLAND	32	1.41
77	RAVENEL/CHARLESTON	579	1.33
78	MARLEY DRIVE/RICHLAND	29	1.31
79	SHELDON/BEAUFORT	819	1.30
80	SANDRIDGE/HORRY	80	1.30
81	WARD 1 HHI/BEAUFORT	1197	1.24
82	DOUBLE BRANCH/LEXINGTON	75	1.15
83	PORCHER'S BLUFF/CHARLESTON	24	1.00
84	DAVISON-MOBERRY RDS/CHARLESTON	21	1.00
85	EVE STREET/RICHLAND	7	1.00

1999 INTENDED USE PLAN

Clean Water State Revolving Fund

State of South Carolina

*May 1999
Final Plan*

*Dept. of Health & Environmental Control
Budget & Control Board*

Item# 2

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I. Introduction

The federal Clean Water Act (CWA) amendments of 1987 authorized a Clean Water State Revolving Fund (CWSRF) to assist sponsors with the financing of publicly owned treatment facilities (Section 212) and nonpoint source management activities (Section 319). Title VI, Section 601 of the CWA authorizes the Administrator of the US Environmental Protection Agency (EPA) to award capitalization grants to States for the purpose of establishing a low interest loan program to assist eligible CWSRF project sponsors.

The South Carolina Department of Health and Environmental Control (DHEC) is the designated state agency to apply for and administer the capitalization grant for the CWSRF. The State Budget and Control Board (BCB), Office of Local Government conducts the financial functions of the CWSRF and makes loans to project sponsors. South Carolina's allotment of the CWSRF funds appropriated by Congress for Fiscal Year 1999 is \$13,796,145.

Section 606(c) of the CWA requires that an Intended Use Plan (IUP) be developed, reviewed by the public and submitted as part of the state's grant application package to EPA. The purpose of the IUP is to describe how the state intends to use the funds in the CWSRF for the year and how those uses support the objectives of the CWA in the protection of public health and the environment. The CWA requires that the following information be included in the IUP:

- A list of the projects expected to receive funding in the first year after the grant is awarded and a priority list of eligible projects for funding in future years. The lists must include a description of the project, priority assigned and the expected terms of financial assistance. The priority ranking structure (Priority System) must be primarily based upon water quality criteria and demonstrated environmental effects, and addresses the population served by each project.
- The criteria and methods established for the distribution of the funds.
- A description of the financial status of the state loan fund and the short and long term goals of the State loan fund.

III. Project Selection

Under the CWA, the State of South Carolina must develop a comprehensive priority list of projects, as well as identify those projects expected to receive SRF loans from funds currently available in the CWSRF ("priority projects"). To receive a loan under the CWSRF program, projects must ultimately appear on the comprehensive list. Pursuant to Section 216 of the CWA, the IUP contains a priority list of POTW [Section 212] projects. In addition, though not specifically required by Section 216, the State has integrated nonpoint source [Section 319] projects into the same comprehensive priority list.

A. Five-Year Priority List and Priority Ranking System

The CWSRF priority list ranks all projects under consideration for a loan in priority order, describes the project for which funds are requested, and provides an estimated total cost for each project. Since fiscal year 1993, the State has employed a five-year priority system. Fiscal year 1998 began a new five-year cycle which will end in fiscal year 2002. With the new cycle, the priority system was redesigned to be more watershed-based. Specifically ranks not only the conventional municipal wastewater treatment projects the CWSRF has historically funded, but also nonpoint source [NPS] projects, which are integrated with POTW projects in the common priority ranking system. The five-year "South Carolina Nonpoint Source Management Program for 1999" ["319 Plan"] is being developed as required by the 1996 EPA NPS guidelines. IUP and 319 Plan development will be coordinated closely between Department personnel responsible for those respective functions.

A feature of the CWSRF priority list that is distinguished from DWSRF requirements is that SRF financial assistance may be provided a project regardless of priority list ranking. As such, a "first come, first served" approach is used, making readiness to proceed a dominant funding factor for a CWSRF project.

The State of South Carolina uses the following ranking system in developing a comprehensive priority list of projects eligible for assistance from the CWSRF. This ranking system is based on the above criteria as well as a State initiative to encourage and facilitate the regionalization of publicly owned wastewater treatment facilities.

Projects eligible for assistance will be divided into nine categories with projects in Category 1 receiving the highest priority list ranking and projects listed in Category 9 receiving the lowest.

1. Category 1

Projects on the *Community Survey for Sewer Needs* list maintained by DHEC's Bureau of Environmental Sanitation which have an Index-Per-Dwelling rating of 3.00 or above ["Imminent Health Hazard" projects]. Projects within that list are prioritized in descending order of Index-Per-Dwelling ratings.

2. Category 2

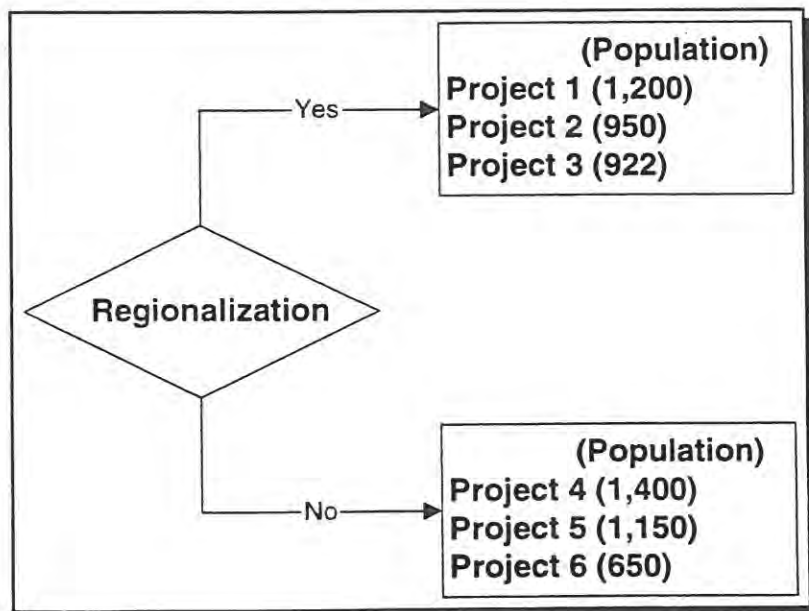
Projects involving improvement of *point source* discharges whose locations and parameters are cited on the *Priority-Ranked List of Waterbodies Targeted for Water Quality Management Action*, pursuant to Section 303(d) of the Clean Water Act [The 303(d) List].

- Regionalization; and,
- Existing population affected by the project

Projects in these categories are first grouped based on whether or not the project will result in the regionalization of treatment/transportation facilities. The group of projects resulting in such regionalization will be ranked higher than those that do not. “Regionalization” in the CWSRF program means two or more separate treatment/transportation systems are combining to form one system with common wastewater treatment, whether under the same or separate management structures. The typical regionalization situation involves a larger system interconnecting a smaller system and eliminating the smaller system’s treatment facility.

The projects within each of these two groups are further subdivided based on the *existing* population affected by the project, with the highest population receiving the highest ranking.

The figure below illustrates conceptually how projects in each category will be ranked.



B. Project Questionnaire

In general, to be placed on the comprehensive priority list of projects, an eligible project sponsor must complete and submit to DHEC a Project Questionnaire (Attachment 1). A project sponsor may submit a completed questionnaire for a project at any time during the five-year CWSRF priority list period; however, if the sponsor wishes its project(s) to be listed in a specific fiscal year’s CWSRF IUP, the Project Questionnaire should be submitted no later than that year’s public notice of the draft IUP. Projects on the *Community Survey for Sewer Needs* are “automatically” on the priority list, and

CWSRF program, land may be acquired under proper eminent domain procedures, where necessary.

3. Planning and design costs

The CWSRF may provide assistance for the costs of project planning and design (e.g., costs for consulting engineering services) as a component of a loan for construction. These costs may be reimbursed in the first construction draw for a project with documentation of costs.

4. Phasing of a CWSRF project

To make construction and/or funding more manageable, a project may be divided into separately-funded phases or segments, at the option of the sponsor. However, to be CWSRF-eligible, any such phase or segment must be of reasonable size and, when constructed, must have the capability of being placed into immediate full operation, i.e., without its full operation being dependent on a subsequent project phase or segment or other outside operation yet to be completed. After a given project phase is funded, subsequent phases must stand separately in competing with other projects for priority list ranking in later fiscal years.

G. Projects Not Eligible for Funding

The CWSRF will not provide funding assistance for the following projects and activities:

- Refinancing of existing debt;
- Projects for systems that lack adequate technical, managerial and financial capability;
- Projects exclusively correcting operation and maintenance deficiencies;
- Projects for systems in NPDES noncompliance, unless funding will ensure compliance; and,
- Projects which are not placed into active operation within a reasonable period of time, not to exceed one year from the date construction is completed.

H. Loan Applications

The Budget and Control Board will accept loan applications each fiscal year from October 1, through June 30. DHEC's approval of the project's preliminary engineering report (PER) and the issuance of a DHEC Permit to Construct, as a CWSRF project, are required for a complete loan application.

I. Public Participation in the Development of the IUP

A copy of this final IUP is being mailed to each project sponsor on the draft priority list, and to other interested parties. In addition, a notice of availability of the IUP was published in *The State*, *The Greenville News*, *The Post and Courier*, and the *Sun News* (daily newspapers).



Wastewater Projects - Low-Interest Loans

SRF — DHEC Use Only

PROJECT QUESTIONNAIRE:

To be considered for a project loan, please complete one questionnaire for each project. For example:

A project might be the upgrade of a treatment facility, or the interconnection of a collection system. Another project might be to address storm water runoff.

Feel free to copy this form.

The South Carolina CWSRF
The Clean Water State Revolving Fund [CWSRF] was established by the Clean Water Act to provide low-interest loans for building/upgrading wastewater treatment works. Section 319 of the Act provided for nonpoint source management activities. Beginning in 1998, South Carolina DHEC created a more watershed-based priority system. The system ranks not only the conventional municipal wastewater treatment projects the CWSRF has historically funded, but also nonpoint source projects.

Sponsor Information

PROJECT SPONSOR _____
ADDRESS _____
CONTACT _____ PHONE _____
NPDES/ND # _____ COUNTY _____

Project Information

PROJECT TITLE _____
DESCRIBE THE NEED FOR THE PROJECT _____

PROJECT COMPONENTS _____

PROJECT COST ESTIMATE \$ _____
EXISTING POPULATION AFFECTED BY PROJECT _____
SIGNATURE _____ DATE _____

Return to: SRF Section • Bureau of Water • 2600 Bull St. • Columbia, SC 29201

Attachment 2 (page 1/6)

Five Year (1998-2002) CWSRF Comprehensive Project Priority List

Sponsor	Project Number (SRF-)	County	Loan Amount (\$)	Project Description/ Purpose	Category	R/C?	Dwellings Surveyed	Index per Dwelling	Affected Population	Rank
Edgefield Co. WSA (via Edgefield)	N/A	EDGE	N/A	Edgefield CPM collection system	1	N/A	17	3.94	N/A	1
Edgefield Co. WSA (via Edgefield)	N/A	EDGE	N/A	Johnston WPDE collection system	1	N/A	44	3.82	N/A	2
Berkeley County WSA	N/A	BERK	N/A	Lower Strawberry collection system	1	N/A	8	3.63	N/A	3
Greeleyville, Town of	N/A	WILL	N/A	Greeleyville collection system	1	N/A	222	3.55	N/A	4
N/A	N/A	BERK	N/A	Pringletown collection system	1	N/A	134	3.54	N/A	5
N/A	N/A	GEOR	N/A	Choppee collection system	1	N/A	175	3.48	N/A	6
Georgetown County WSD	N/A	GEOR	N/A	Penny Royal Road collection system	1	N/A	154	3.31	N/A	7
Lane, Town of	N/A	WILL	N/A	Lane collection system	1	N/A	228	3.31	N/A	8
N/A	N/A	HORR	N/A	Bennettown collection system	1	N/A	37	3.30	N/A	9
Dorchester County	N/A	DORC	N/A	Four Holes collection system	1	N/A	105	3.26	N/A	10
N/A	N/A	GEOR	N/A	Plantersville collection system	1	N/A	128	3.23	N/A	11
Berkeley County WSA	N/A	BERK	N/A	Calhoy collection system	1	N/A	122	3.19	N/A	12
Richland County	N/A	RICH	N/A	Lower Richland Boulevard collection system	1	N/A	47	3.19	N/A	13
N/A	N/A	WILL	N/A	Sandridge collection system	1	N/A	56	3.14	N/A	14
N/A	N/A	MARI	N/A	Brittons Neck collection system	1	N/A	167	3.14	N/A	15
Grand Strand WSA	381-48	HORR	475,000	Burgess sewer system expansion	1	N	N/A	3.14	125	16
Grand Strand WSA	N/A	HORR	N/A	Cedar Branch collection system	1	N/A	110	3.12	N/A	17
Conway, City of	N/A	HORR	N/A	Cochrantown collection system	1	N/A	129	3.00	N/A	18
Bamberg County	624-01	BAMB	7,760,000	Regional WWTP	2	Y	-	-	14,029	19
Grand Strand WSA	381-46	HORR	5,250,000	GSWSA Central WWTP upgrade & golf course discharge	2	N	-	-	7,800	20
Allendale, Town of	382-04	ALLE	2,600,000	WWTP upgrade	2	N	-	-	7,700	21
Walterboro, City of	441-04	COLL	750,000	I/I repairs	2	N	-	-	6,352	22
Union, City of	373-10	UNIO	850,000	Tosch's Creek WWTP sludge facilities upgrade	2	N	-	-	5,800	23
Ware Shoals, Town of	537-04	GREC	500,000	Saluda River WWTP upgrade	2	N	-	-	2,480	24
Aiken County PSA	321-14	AIKE	939,133	Green Acres interceptor	4	Y	-	-	510	25
Blackville, Town of	477-05	BARN	2,000,000	WWTP upgrade	4	N	-	-	2,900	26
Saluda, Town of	405-07	SALU	1,500,000	WWTP upgrade & land application	4	N	-	-	2,800	27
Grand Strand WSA.	381-55	HORR	5,000,000	GSWSA North Strand Regional WWTP upgrade	5	N	-	-	20,000	28
Newberry County WSA	603-02	NEWB	600,000	Delwall Creek/Mid Carolina WWTP upgrade	5	N	-	-	9,000	29
Jonesville, Town of	396-02	UNIO	350,000	WWTP upgrade	5	N	-	-	1,300	30

Item# 2

Attachment number 1
Page 59 of 109

Attachment 2 (page 3/6)

Sponsor	Project Number (SRF-)	County	Loan Amount (\$)	Project Description/ Purpose	Category	R/C?	Dwellings Surveyed	Index per Dwelling	Affected Population	Rank
Florence County	N/A	FLOR	N/A	Lake City Country Club collection system	7	N/A	60	2.10	N/A	63
Richland County	574-18	RICH	355,500	Starks Terrace collection system	7	N/A	99	2.03	246	64
Newberry, City of	N/A	NEWB	N/A	Wise Street collection system	7	N/A	6	2.00	N/A	65
Grand Strans WSA	381-51	HORR	1,500,000	Poplar collection system	7	N/A	565	1.99	700	66
N/A	N/A	YORK	N/A	J.L. Johnson Subdivision collection system	7	N/A	80	1.99	N/A	67
N/A	N/A	FAIR	N/A	Mitford collection system	7	N/A	306	1.98	N/A	68
Hollywood, Town of	N/A	CHAR	N/A	Hollywood collection system	7	N/A	656	1.95	N/A	69
Richland County	574-14	RICH	336,900	Belmont Community collection system	7	N/A	351	1.90	595	70
Richland County	N/A	RICH	N/A	Summer Haven collection system	7	N/A	64	1.89	N/A	71
Richland County	574-09	RICH	1,377,200	Belvedere collection system	7	N/A	462	1.80	1,418	72
Taylor's FSD	623-02	GREE	1,580,000	Project 80 - Phase IV	7	N/A	552	1.80	717	73
N/A	N/A	McCO	N/A	Dew Drop collection system	7	N/A	25	1.80	N/A	74
Georgetown County WSD	N/A	GEOR	N/A	Sampt collection system	7	N/A	273	1.75	N/A	75
Manning, City of	N/A	CLAR	N/A	Alcolu collection system	7	N/A	112	1.75	N/A	76
Hardeeville, Town of	N/A	JASP	N/A	Leevy-Limehouse-Ballinger Hill collection system	7	N/A	520	1.65	N/A	77
N/A	N/A	ANDE	N/A	Spearman Heights collection system	7	N/A	42	1.64	N/A	78
N/A	N/A	LANC	N/A	Cedar Pines collection system	7	N/A	73	1.62	N/A	79
Richland County	574-15	RICH	368,400	Nelson-Boswell collection system	7	N/A	34	1.62	109	80
Lake City, City of	413-04	FLOR	654,590	Scranton sewer system	7	N/A	266	1.61	1,000	81
Richland County	574-11	RICH	126,100	St. Andrews Terrace collection system	7	N/A	11	1.55	37	82
Swansea, Town of	N/A	LEXI	N/A	Swansea Heights Subdivision collection system	7	N/A	52	1.52	N/A	83
N/A	N/A	LEXI	N/A	Lonely Street collection system	7	N/A	12	1.50	N/A	83
Richland County	574-06	RICH	1,506,969	Eastover sewer system	7	N/A	340	1.44	416	85
Richland County	574-08	RICH	500,200	Skyview Terrace collection system	7	N/A	115	1.44	309	86
Richland County	574-12	RICH	205,100	Fairlawn Court collection system	7	N/A	32	1.41	45	87
N/A	N/A	CHAR	N/A	Ravenel collection system	7	N/A	579	1.33	N/A	88
Richland County	574-13	RICH	348,400	Marley Drive collection system	7	N/A	29	1.31	190	89
N/A	N/A	BEAU	N/A	Sheldon collection system	7	N/A	819	1.30	N/A	90
Grand Strand WSA	N/A	HORR	N/A	Sandridge collection system	7	N/A	80	1.30	N/A	91
N/A	N/A	BEAU	N/A	Ward 1 HHI collection system	7	N/A	1197	1.24	N/A	92
West Columbia, City of	N/A	LEXI	N/A	Double Branch collection system	7	N/A	75	1.15	N/A	93
Charleston County	N/A	CHAR	N/A	Porcher's Bluff collection system	7	N/A	24	1.00	N/A	94

Item# 2

Attachment 2 (page 5/6)

Sponsor	Project Number (SRF-)	County	Loan Amount (\$)	Project Description/ Purpose	Category	R/C?	Dwellings Surveyed	Index per Dwelling	Affected Population	Rank
Pickens County PSC	592-08	PICK	11,790,000	Rices Creek WWTP & Interceptor	9	Y	-	-	7,390	127
Pickens County PSC	592-15	PICK	5,498,000	18 Mile Creek upper regional WWTP	9	Y	-	-	4,000	128
Beaufort-Jasper WSA	520-09	BEAU	3,244,000	Bluffton regional WWTP	9	Y	-	-	2,600	129
Landrum, City of	249-02	SPAR	3,340,000	Page Creek WWTP upgrade	9	Y	-	-	2,347	130
Spartanburg SSD	371-60	SPAR	975,000	Middle Tyger River Interceptor	9	Y	-	-	1,410	131
Georgetown County WSD	548-11	GEOR	349,767	Wedgfield Interceptor, pump station, & force main	9	Y	-	-	1,360	132
Georgetown County WSD	548-26	GEOR	1,115,689	Penny Royal Interceptor	9	Y	-	-	N/A	133
Grand Strand WSA	381-52	HORR	20,000,000	Tip-Top Tree Farm application	9	N	-	-	145,300	134
East Richland County PSD	524-19	RICH	3,000,000	WWTP upgrade	9	N	-	-	60,000	135
Sumter, City of	442-35	SUMT	17,500,000	Pocataligo WWTP expansion and new outfall line - Phase II	9	N	-	-	57,149	136
Western Carolina RSA	370-91	GREE	8,000,000	Mauldin Road septage facility	9	N	-	-	40,000	137
Fort Mill, Town of	336-05	YORK	500,000	WWTP Upgrade/Expansion	9	N	-	-	33,000	138
Hilton Head PSD # 1	509-03	BEAU	10,000,000	WWTP Upgrade	9	N	-	-	16,000	139
Spartanburg SSD	371-58	SPAR	1,375,000	Buckeye Forest WWTP	9	N	-	-	11,200	140
McCormick CPW	261-05	McCO	72,300	Hawe Creek pump station	9	N	-	-	8,868	141
McCormick CPW	261-04	McCO	350,000	Correctional institution pretreatment	9	N	-	-	8,868	142
McCormick CPW	261-03	McCO	172,000	Sludge digester & disposal system	9	N	-	-	8,868	143
North Myrtle Beach, City of	562-02	HORR	6,000,000	WWTP Improvement	9	N	-	-	8,525	144
Laurens County CPW	540-04	LAUR	1,400,000	Clinton/Joanna WWTP upgrade	9	N	-	-	8,162	145
James Island PSD	543-04	CHAR	7,495,000	Sewer system expansion	9	N	-	-	8,000	146
Batesburg-Leesville, Town of	440-02	LEXI	2,500,000	Sewer collection expansion	9	N	-	-	6,200	147
Cheraw, Town of	483-04	CHES	4,002,653	WWTP upgrade / expansion	9	N	-	-	6,103	148
Union, City of	373-10	UNIO	484,000	Meansville Road pump station parallel interceptor &	9	N	-	-	5,731	149
Hampton, Town of	392-06	HAMP	1,905,804	WWTP expansion	9	N	-	-	5,500	150
Easley Combined Utility System	465-03	PICK	9,607,000	Georges Creek plant & lines	9	N	-	-	5,300	151
Spartanburg SSD	371-45	SPAR	2,000,000	Peters Creek WWTP & Interceptor	9	N	-	-	5,300	152
Barnwell, City of	445-04	BARN	4,800,000	WWTP expansion	9	N	-	-	5,255	153
Allendale County	617-01	ALLE	3,250,000	WWTP	9	N	-	-	3,800	154
Pickens County PSC	592-11	PICK	220,500	Middle Branch Interceptor - Phase II	9	N	-	-	3,580	155
Spartanburg SSD	371-57	SPAR	2,700,000	Grays Creek pump station, force main & Interceptor	9	N	-	-	3,166	156
Chesnee, Town of	505-03	SPAR	500,000	WWTP upgrade & expansion	9	N	-	-	2,750	157
Aiken County PSA	321-15	AIKE	4,356,324	Willow Springs Interceptor	9	N	-	-	2,535	158

Item# 2

Attachment 3

Fiscal Year 1999 CWSRF Active Project Priority List

Sponsor	Project Number (SRF-)	County	Loan Amount (\$)	Project Description/ Purpose	Affected Population
Grand Strand WSA	381-51	HORR	1,500,000	Poplar Collection System	700
Cheraw, Town of	483-04	CHES	4,002,653	WWTP Upgrade / Expansion	6,103
Greer CPW	463-10	SPAR	1,759,850	S. Tyger R. Pump Station & Interceptor	17,500
Grand Strand WSA	381-50	HORR	1,600,000	Aynor Collection System	800
Anderson County	379-04	ANDE	1,507,139	Phase I system improvements	N/A
Mt. Pleasant WSC	511-21	CHAR	2,600,000	Regional Pump Station	5,660
Laurens County WSC	540-04	LAUR	1,726,950	Clinton/Joanna WWTP Upgrade	8,162
Spartanburg, City of	439-04	SPAR	1,060,000	Sanitary Sewer System Improvements	25,000
Barnwell, City of	445-04	BARN	246,936	WWTP Expansion	5,255
Grand Strand WSA	381-52	HORR	16,500,000	Tip-Top Tree Farm Application	145,300
Anderson County	379-05	ANDE	2,169,200	US 76/Sandy Springs Sewer Extension	250
Georgetown, City of	412-10	GEOR	8,100,000	WWTP Upgrade / Expansion	29,099
Georgetown County WSD	548-24	GEOR	7,500,000	Regional Wastewater Interceptor	2,776
Berkeley County WSA*	496-14	BERK	214,000	Cainhoy Area Sewer Extension - HARDSHIP GRANT	720
Hilton Head PSD #1	509-03	BEAU	10,000,000	WWTP Upgrade	8,287
Fort Mill, Town of	336-05	YORK	500,000	WWTP Upgrade / Expansion	33,000
Oconee County SC	366-17	OCON	1,500,000	Sludge Dryer	65,200
		TOTAL	55,224,225		

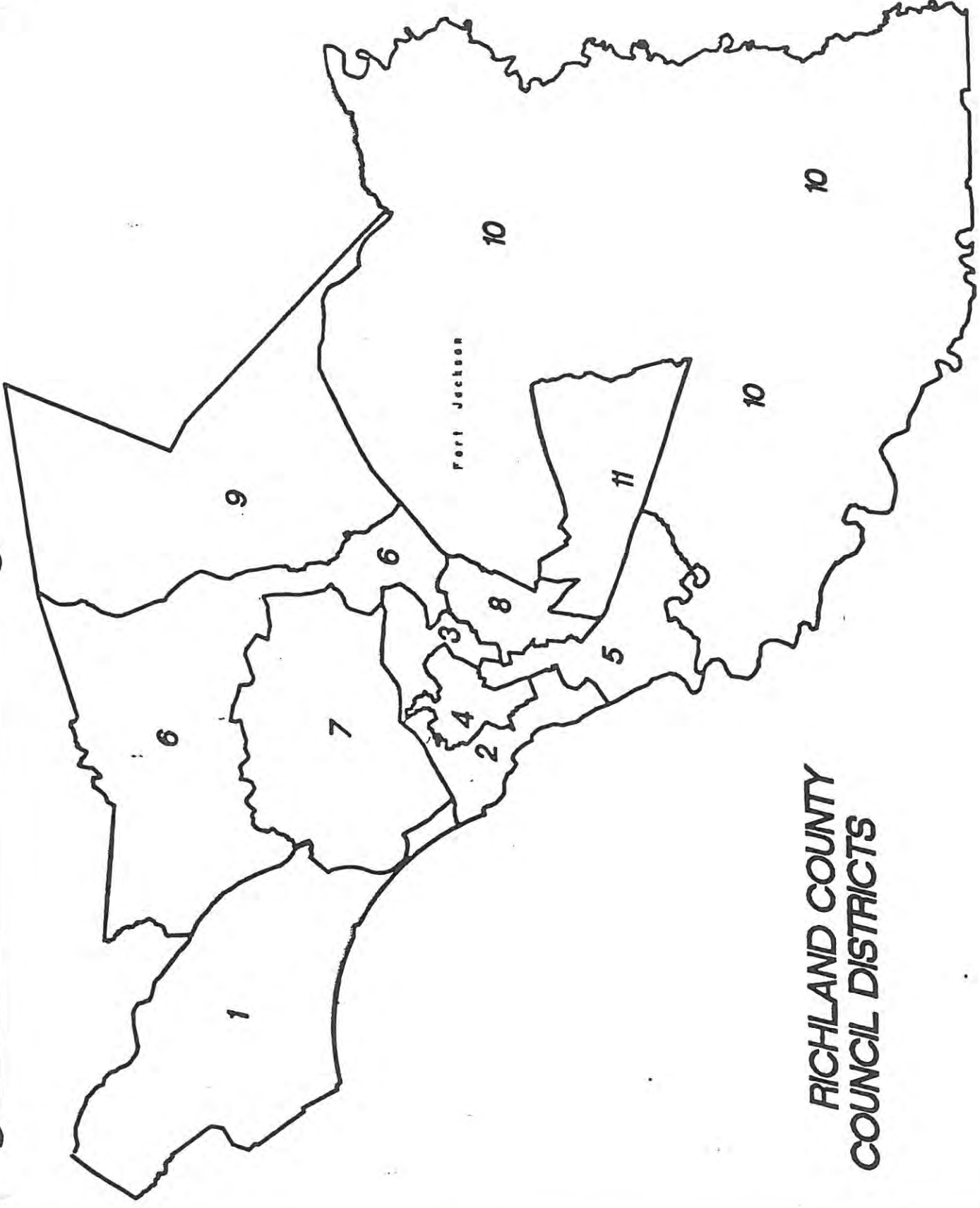
N/A = not available

* Portion of project funding is hardship grant, remainder is SRF loan.

**APPENDIX B
LOCATION MAPS FOR TWELVE SEPTIC TANK
RETROFIT PROJECTS**

Draft of April 6, 2000

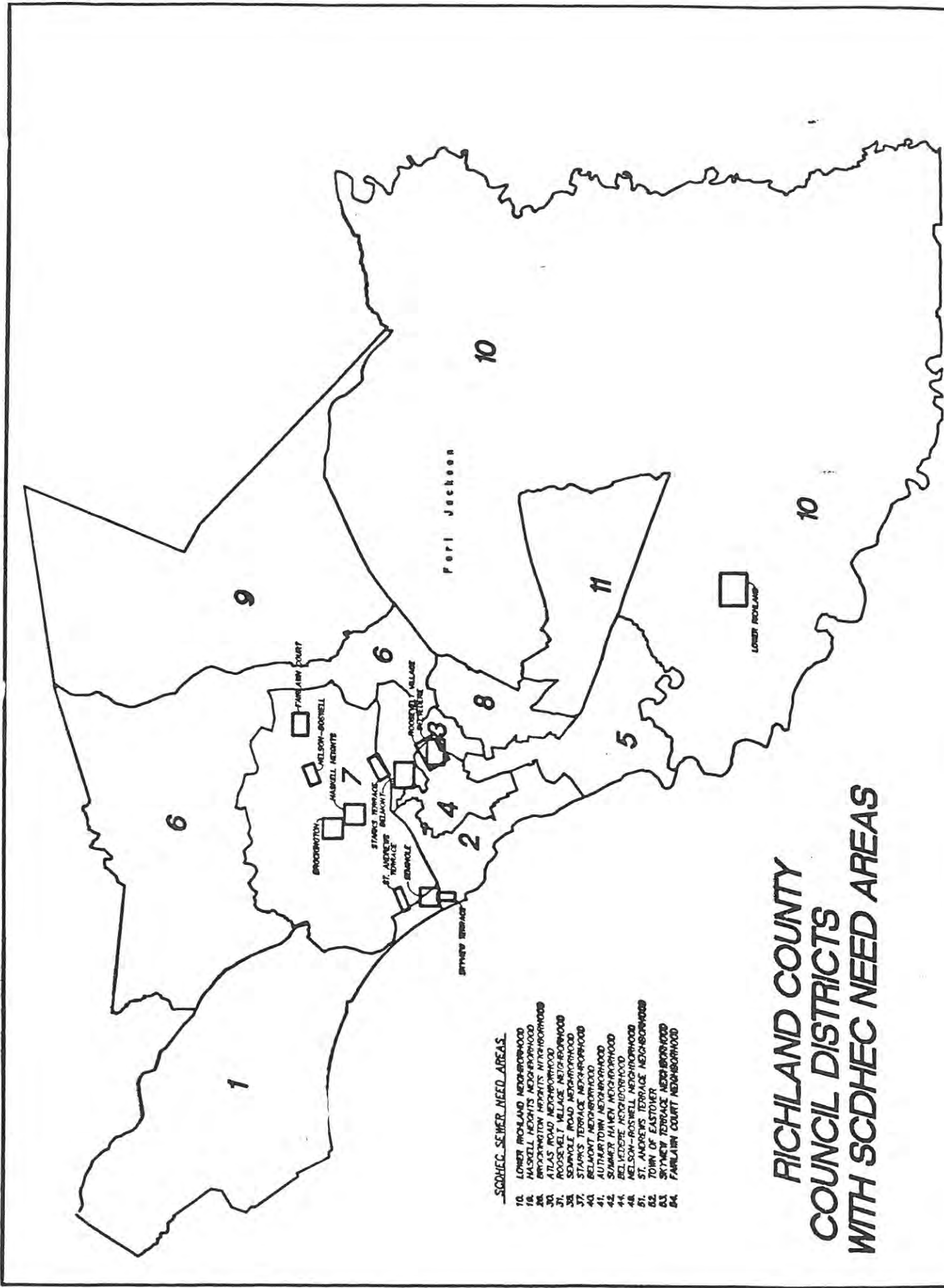
Item# 2



Fort Jackson

**RICHLAND COUNTY
COUNCIL DISTRICTS**

Item# 2



**RICHLAND COUNTY
COUNCIL DISTRICTS
WITH SCDHEC NEED AREAS**

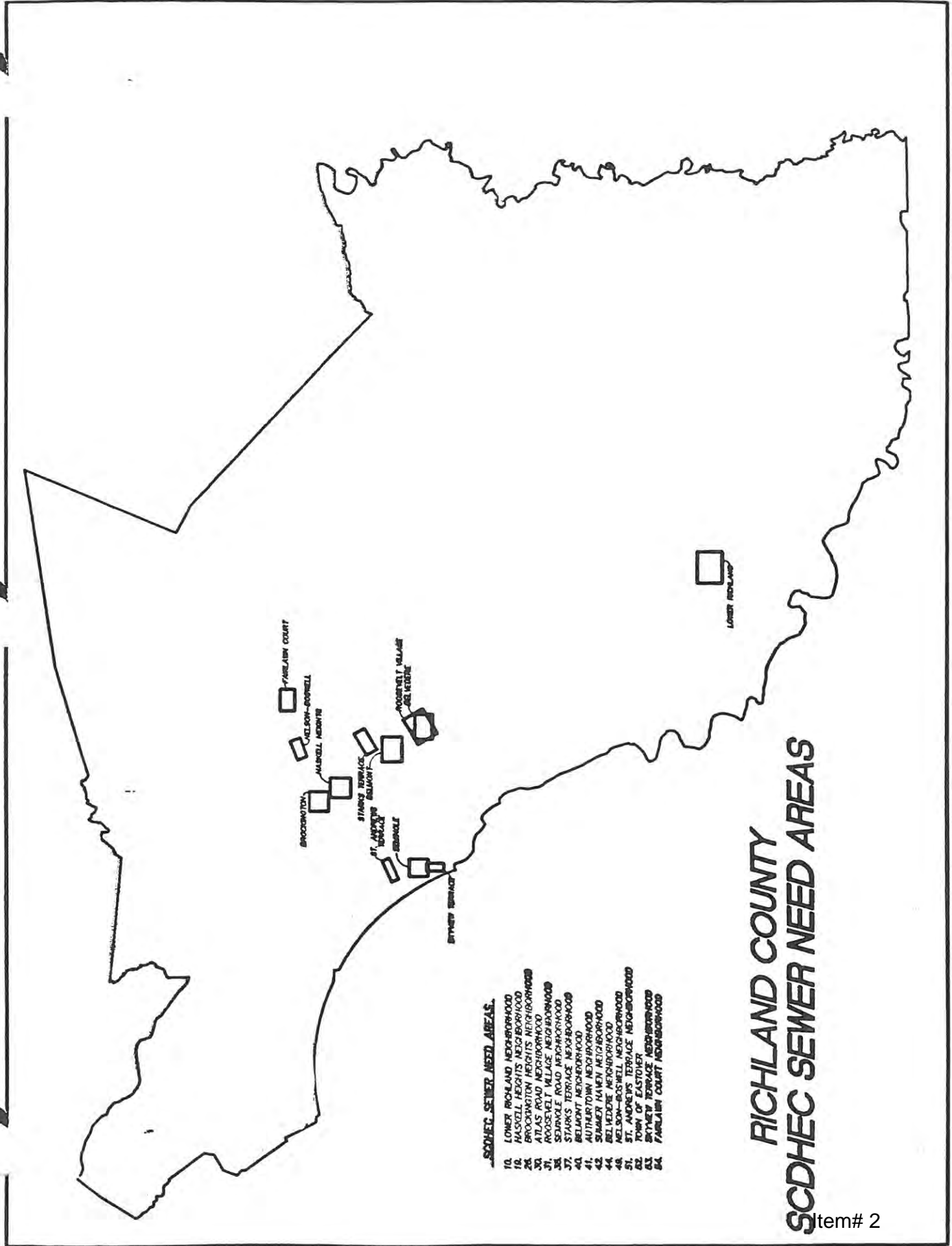
- SCDHEC SEWER NEED AREAS
- 10. LOWER ROKLAND NEIGHBORHOOD
 - 18. HASKELL HEIGHTS NEIGHBORHOOD
 - 28. BROOKMONT HEIGHTS NEIGHBORHOOD
 - 30. ATLAS ROAD NEIGHBORHOOD
 - 31. ROOSEVELT VILLAGE NEIGHBORHOOD
 - 38. SEMMOLE ROAD NEIGHBORHOOD
 - 37. STARKS TERRACE NEIGHBORHOOD
 - 40. BELMONT NEIGHBORHOOD
 - 41. AUTHARTON NEIGHBORHOOD
 - 42. SUMMER HAVEN NEIGHBORHOOD
 - 44. BELLEFLORE NEIGHBORHOOD
 - 48. WILSON-ROSWELL NEIGHBORHOOD
 - 51. ST. ANDREW'S TERRACE NEIGHBORHOOD
 - 62. TOWN OF EASTOVER
 - 63. SUTHER FORDAGE NEIGHBORHOOD
 - 64. FAIRLAWN COURT NEIGHBORHOOD

Item# 2

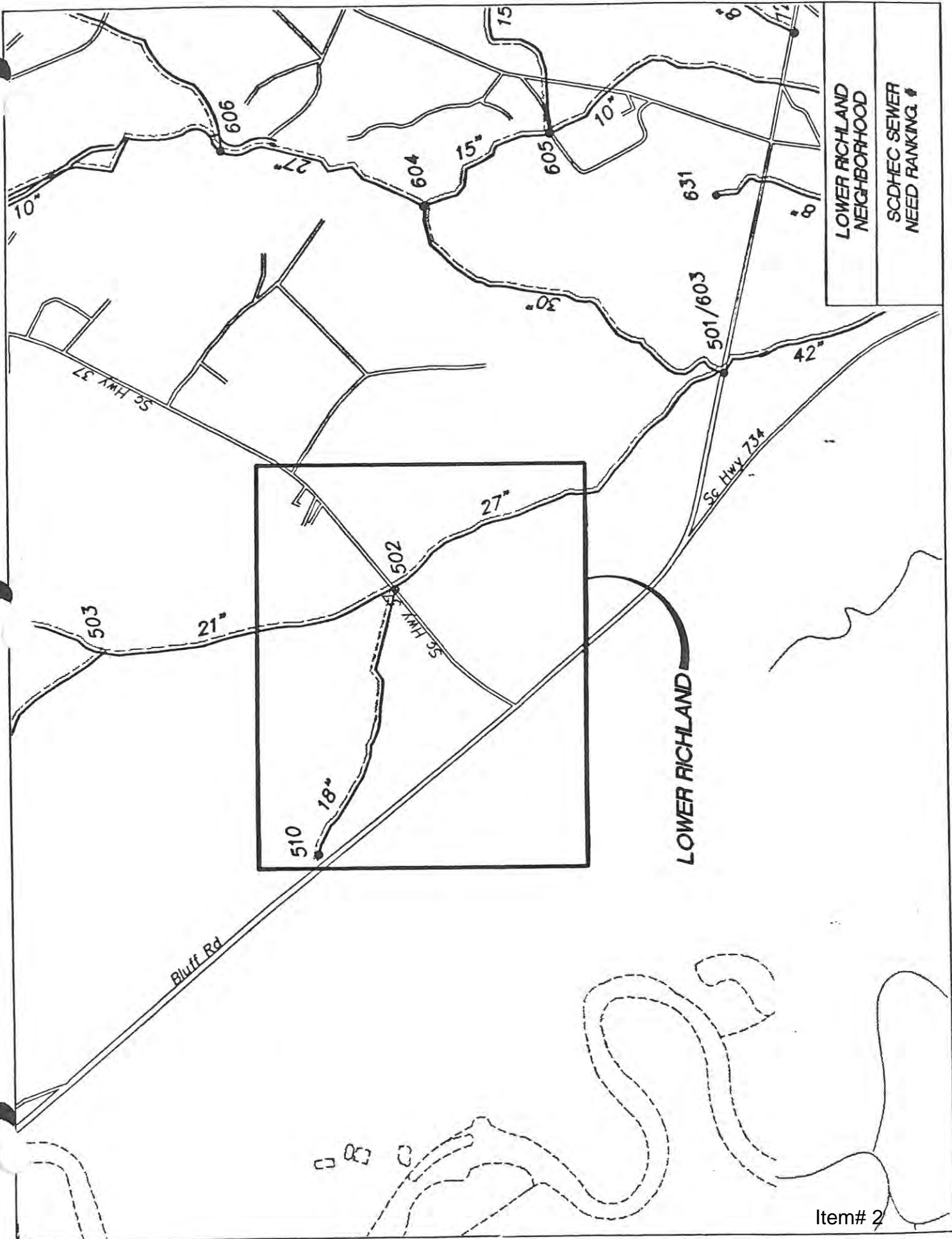
SCDHEC SEWER NEED AREAS.

- 10. LOWER RICHLAND NEIGHBORHOOD
- 12. HAZELL HEIGHTS NEIGHBORHOOD
- 26. BROOKMOUTH HEIGHTS NEIGHBORHOOD
- 30. ATLAS POINT HEIGHTS NEIGHBORHOOD
- 31. ROOSEVELT PLACE NEIGHBORHOOD
- 34. STARKS ROAD NEIGHBORHOOD
- 37. STARKS TERRACE NEIGHBORHOOD
- 40. BELMONT NEIGHBORHOOD
- 41. AUTHERTOWN NEIGHBORHOOD
- 42. SUMMER HAVEN NEIGHBORHOOD
- 44. BELVEDERE NEIGHBORHOOD
- 48. NELSON-BOSSWELL NEIGHBORHOOD
- 51. ST. ANDREW'S TERRACE NEIGHBORHOOD
- 62. TOWN OF EASTOVER
- 63. SYDNEY TERRACE NEIGHBORHOOD
- 64. FARLAIN COURT NEIGHBORHOOD

**RICHLAND COUNTY
SCDHEC SEWER NEED AREAS**



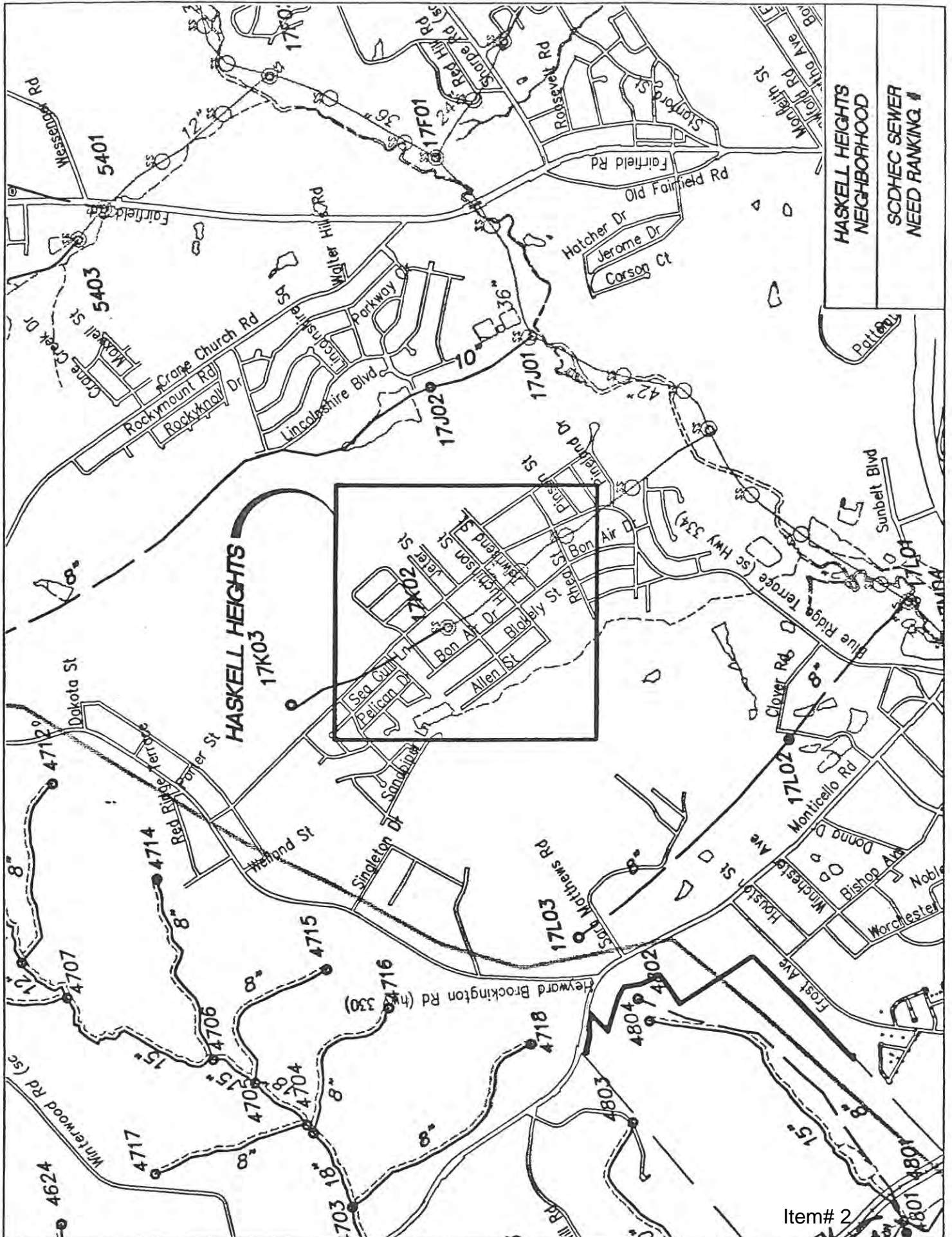
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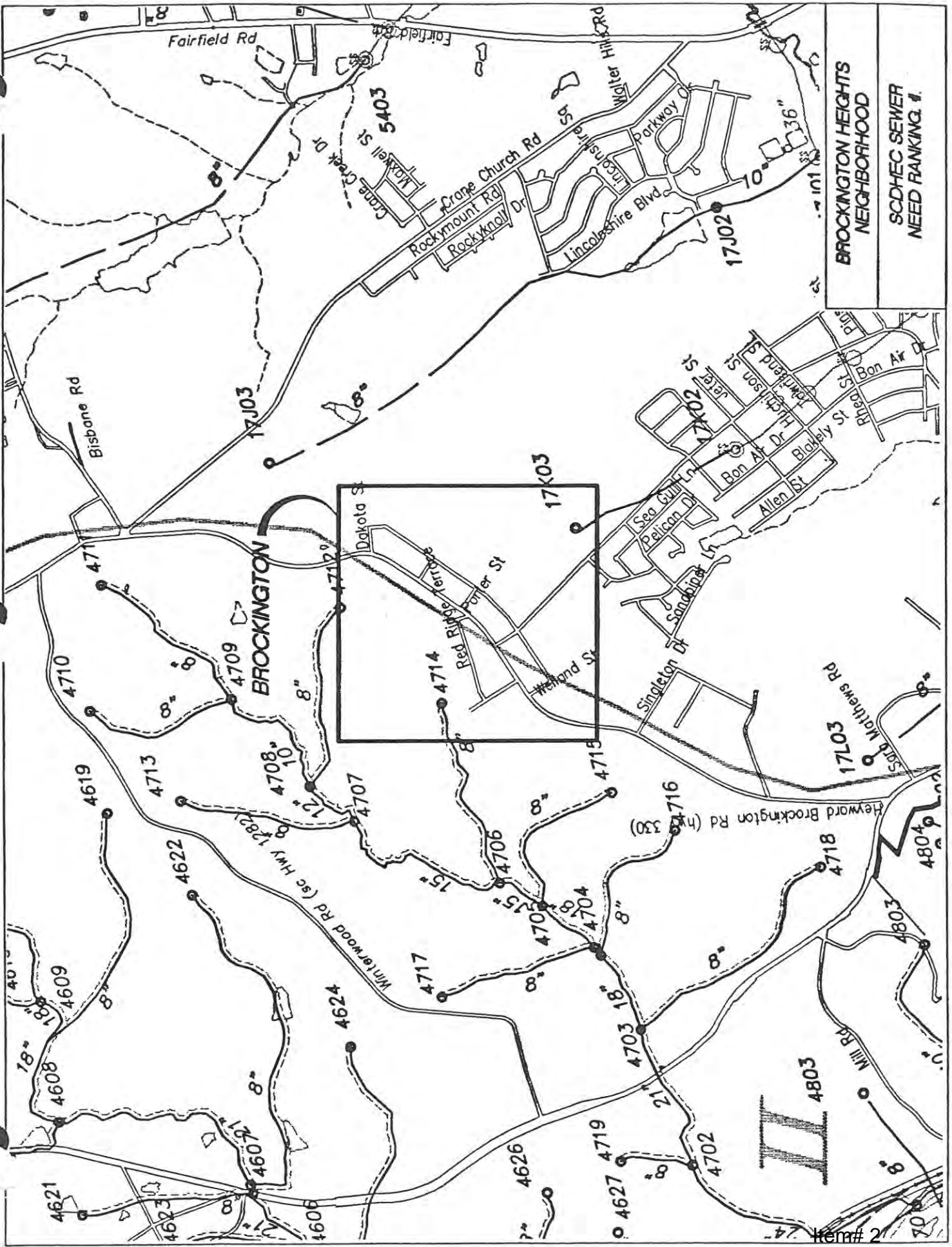
LOWER RICHLAND NEIGHBORHOOD
SCDHEC SEWER NEED RANKING #

LOWER RICHLAND

Item# 2



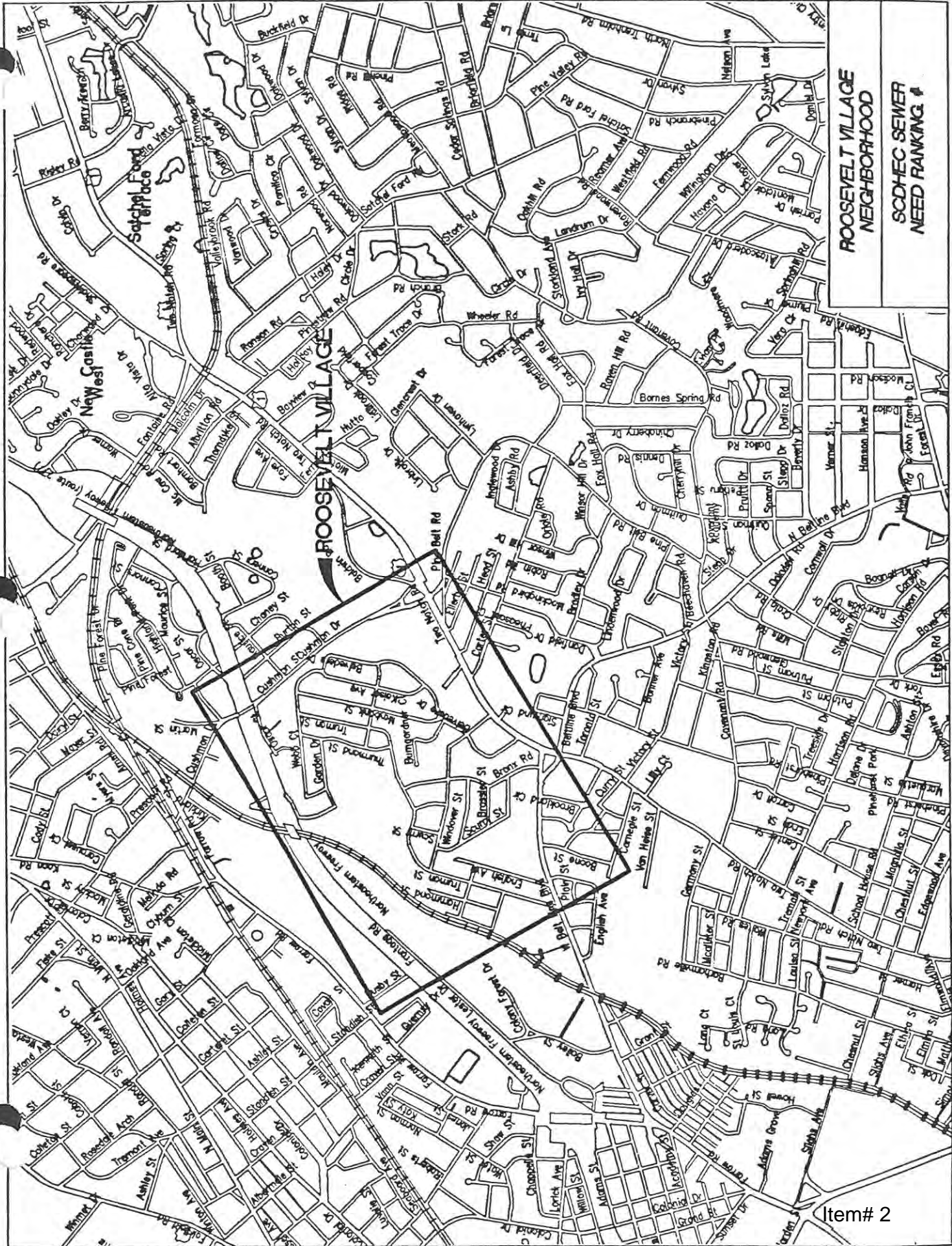
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**BROCKINGTON HEIGHTS
NEIGHBORHOOD**

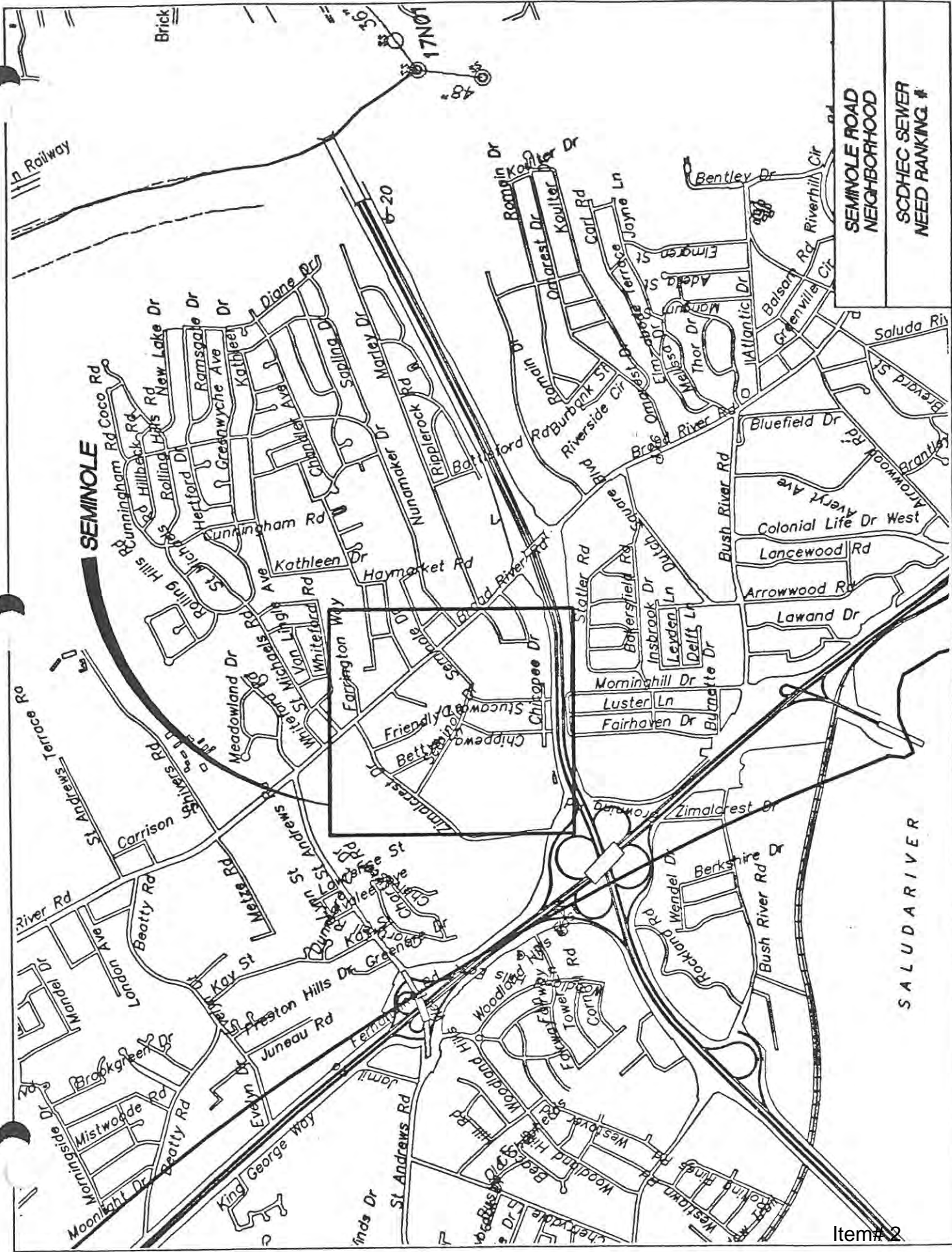
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Item# 2

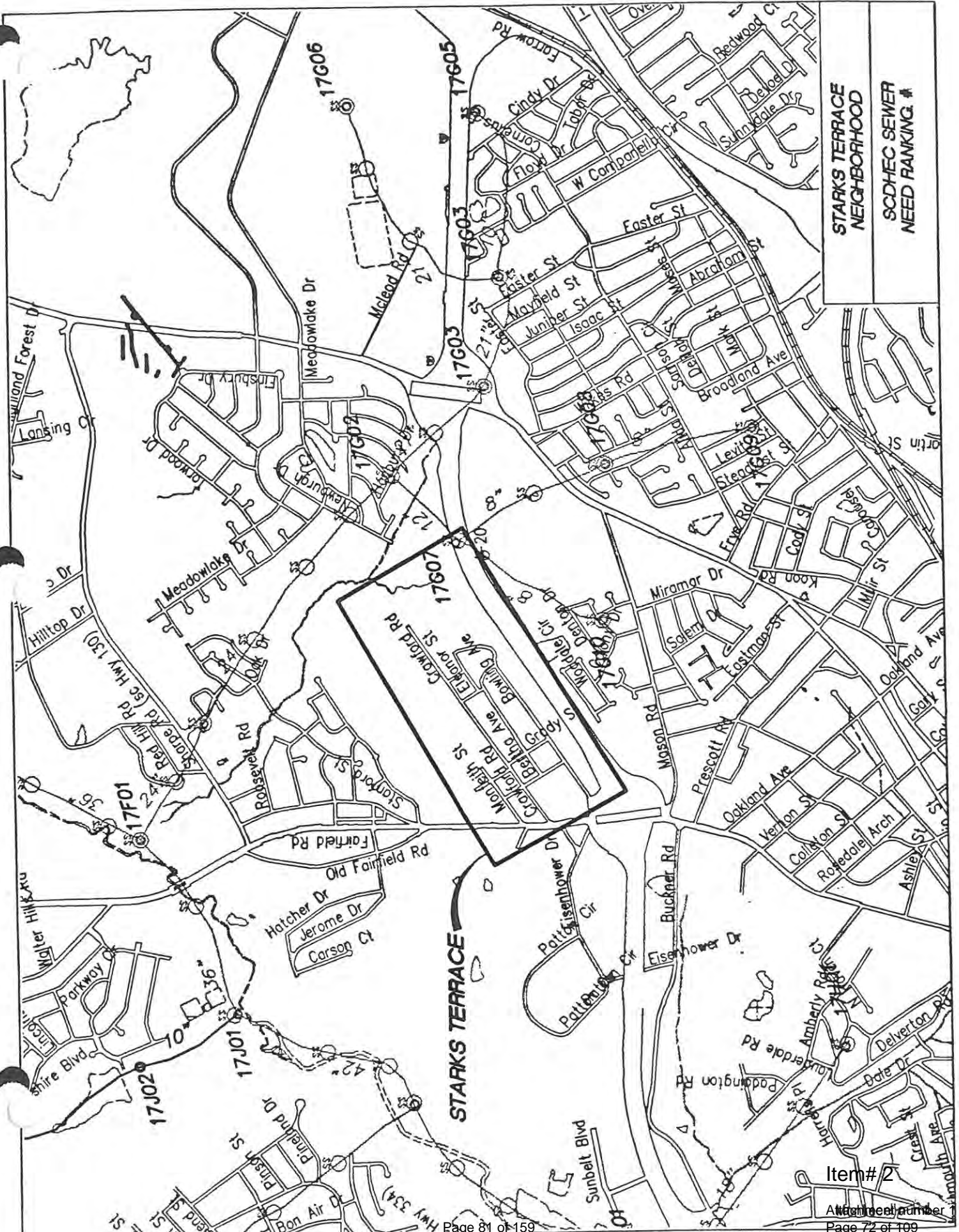


**ROOSEVELT VILLAGE
NEIGHBORHOOD
SCDHEC SEWER
NEED RANKING #**

Item# 2



Item # 2

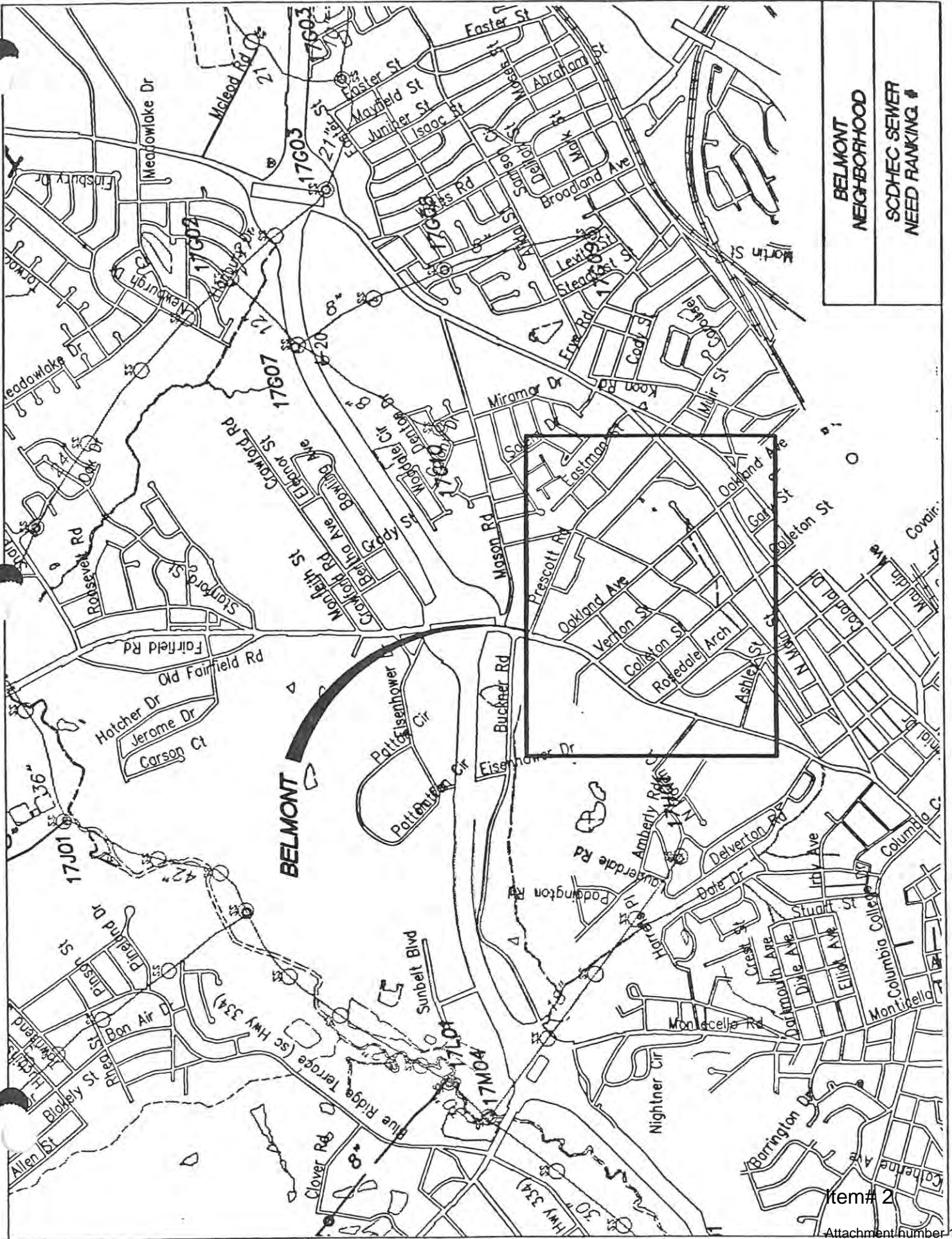


STARKS TERRACE
NEIGHBORHOOD

SCDHEC SEWER
NEED RANKING #

STARKS TERRACE

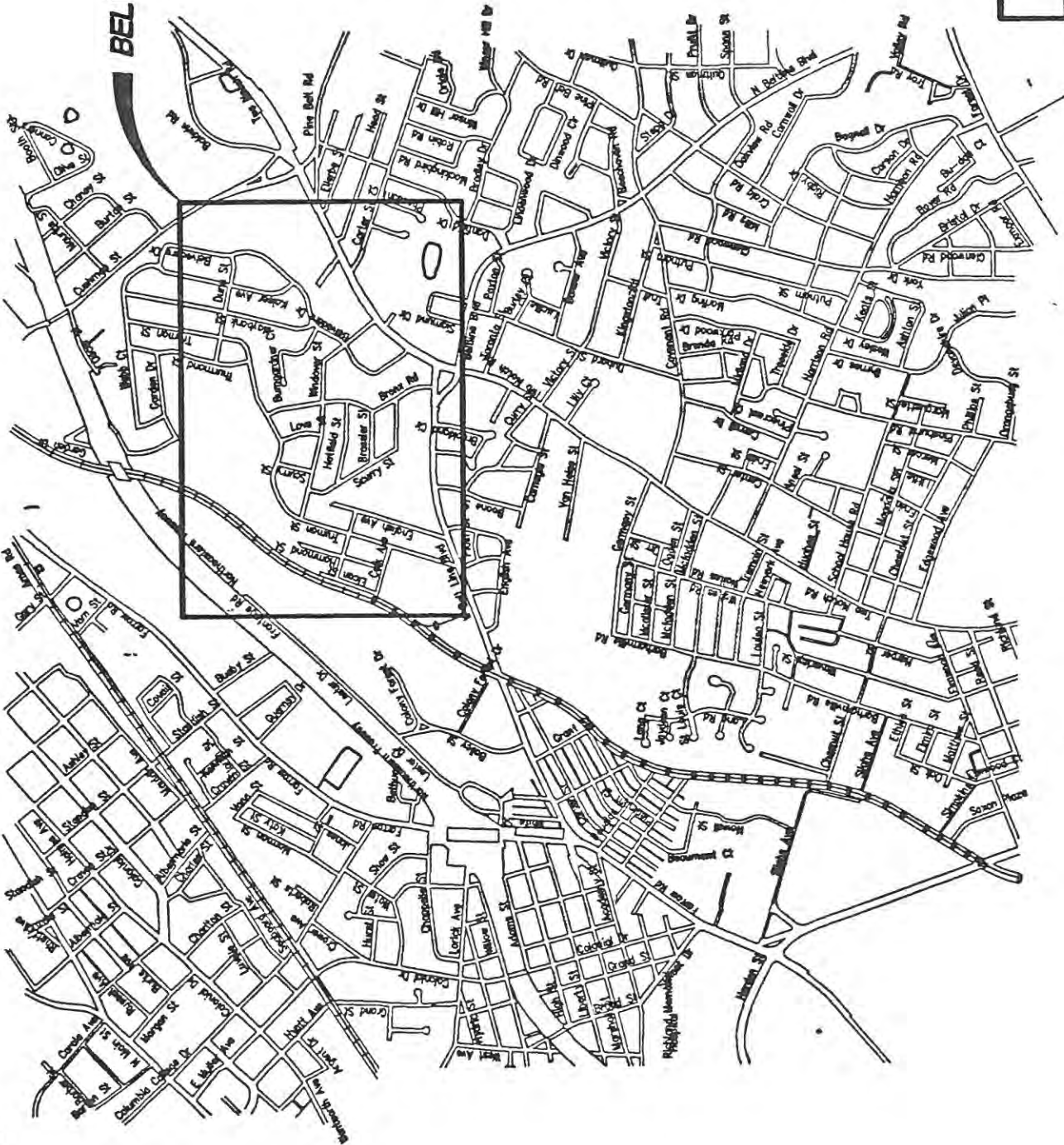
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BELMONT NEIGHBORHOOD
SCDHEC SEWER NEED RANKING #

Item# 2

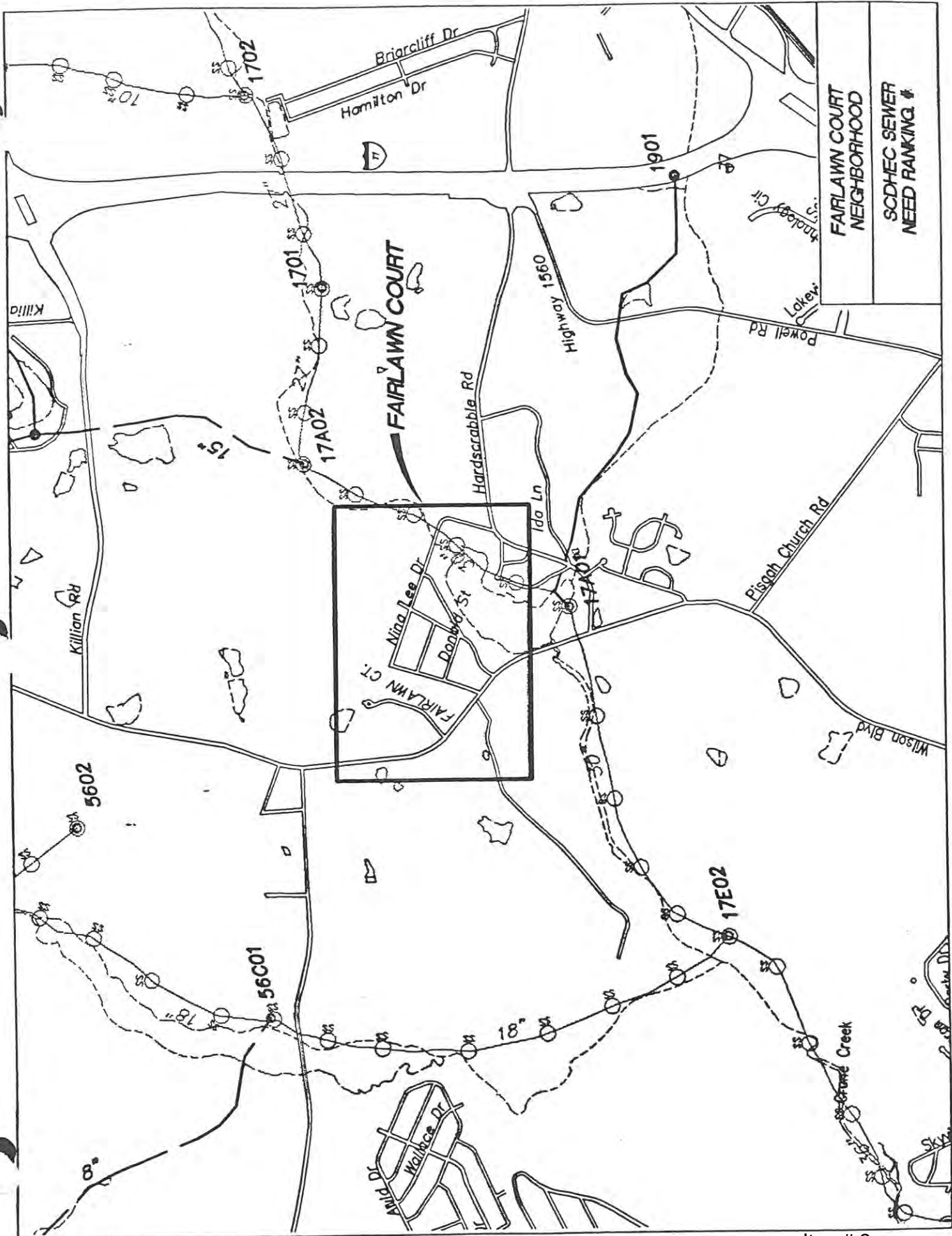
BELVEDERE



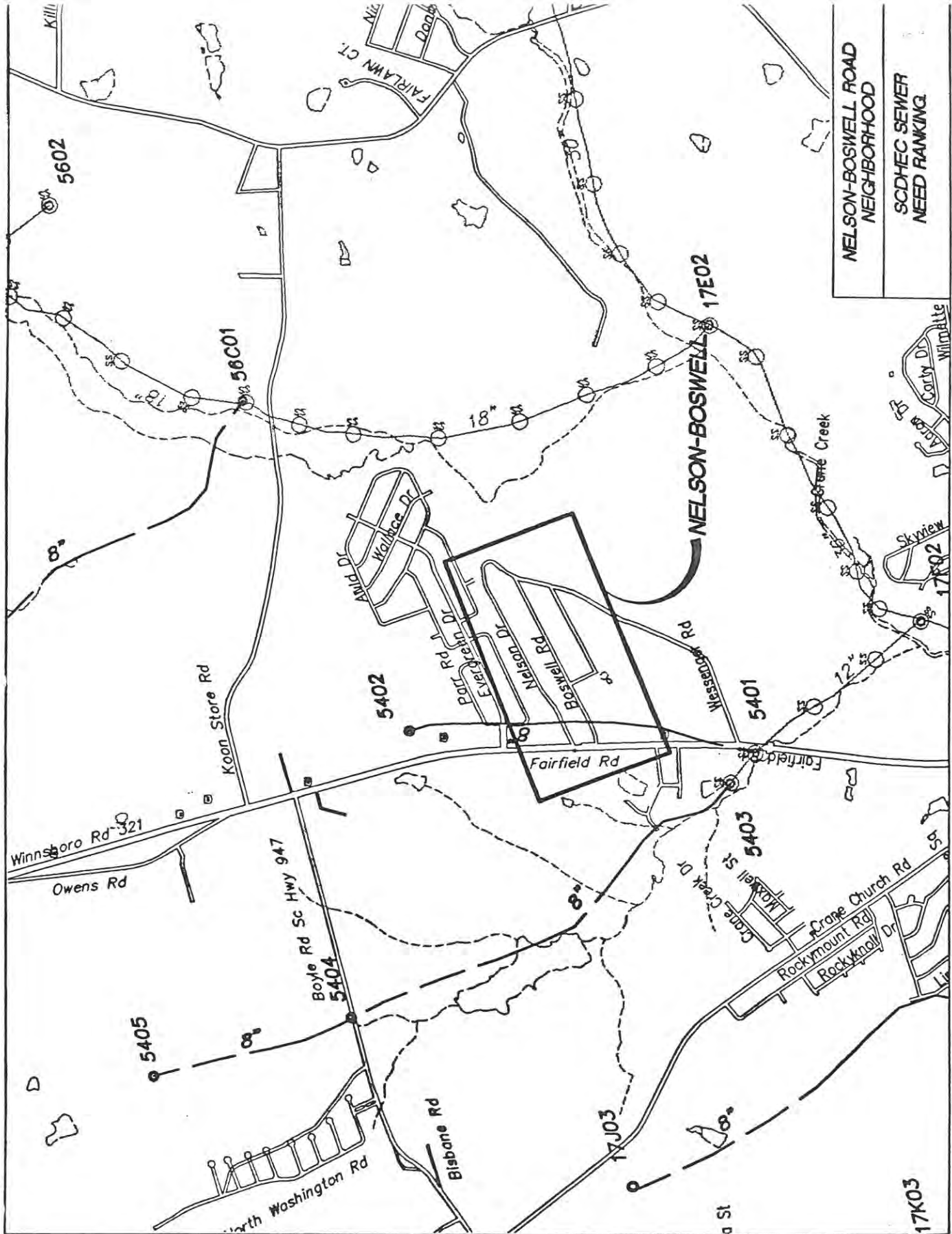
**BELVEDERE
NEIGHBORHOOD**

**SCDHEC SEWER
NEED RANKING #**

Item# 2



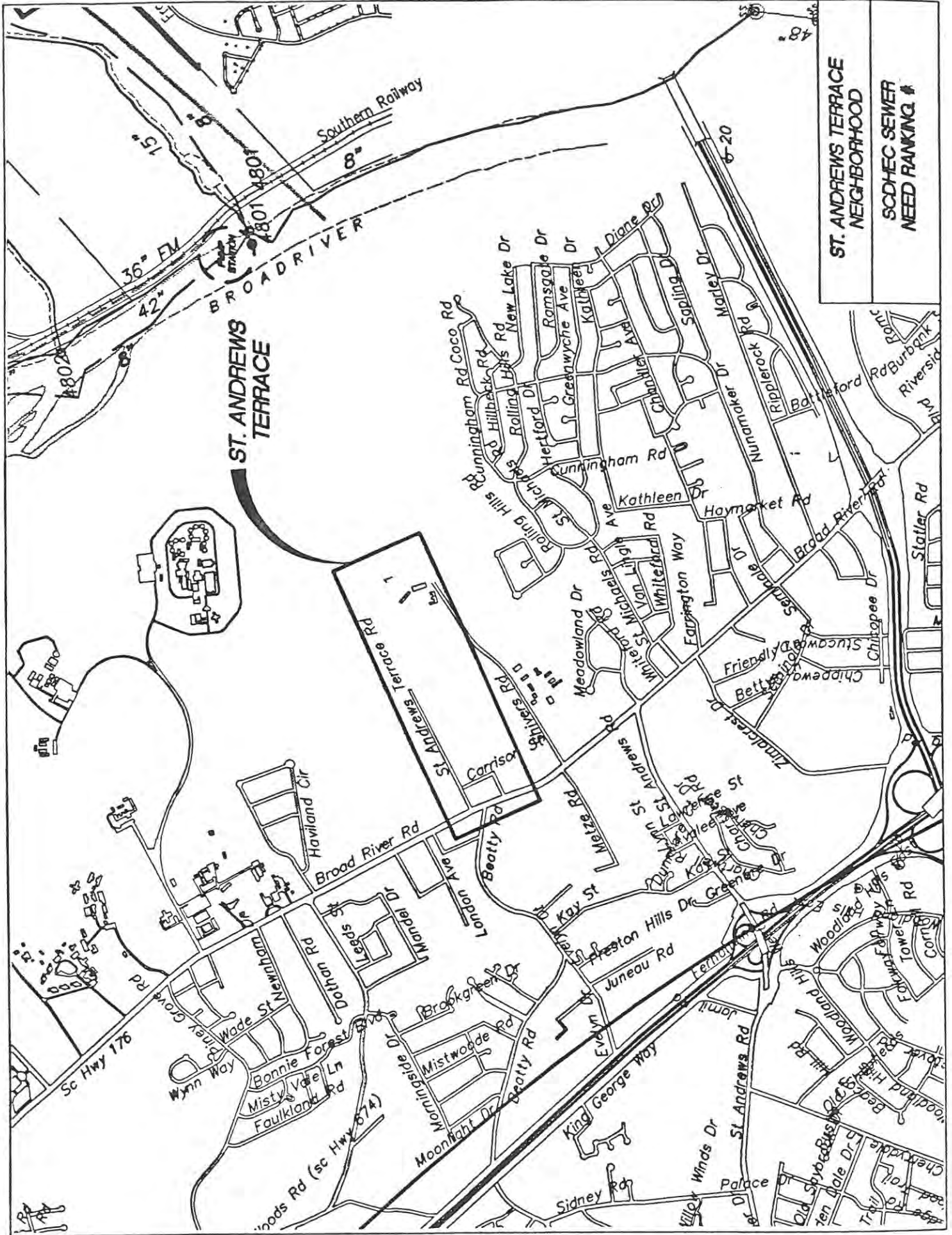
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NELSON-BOSWELL ROAD
NEIGHBORHOOD

SCDHEC SEWER
NEED RANKING

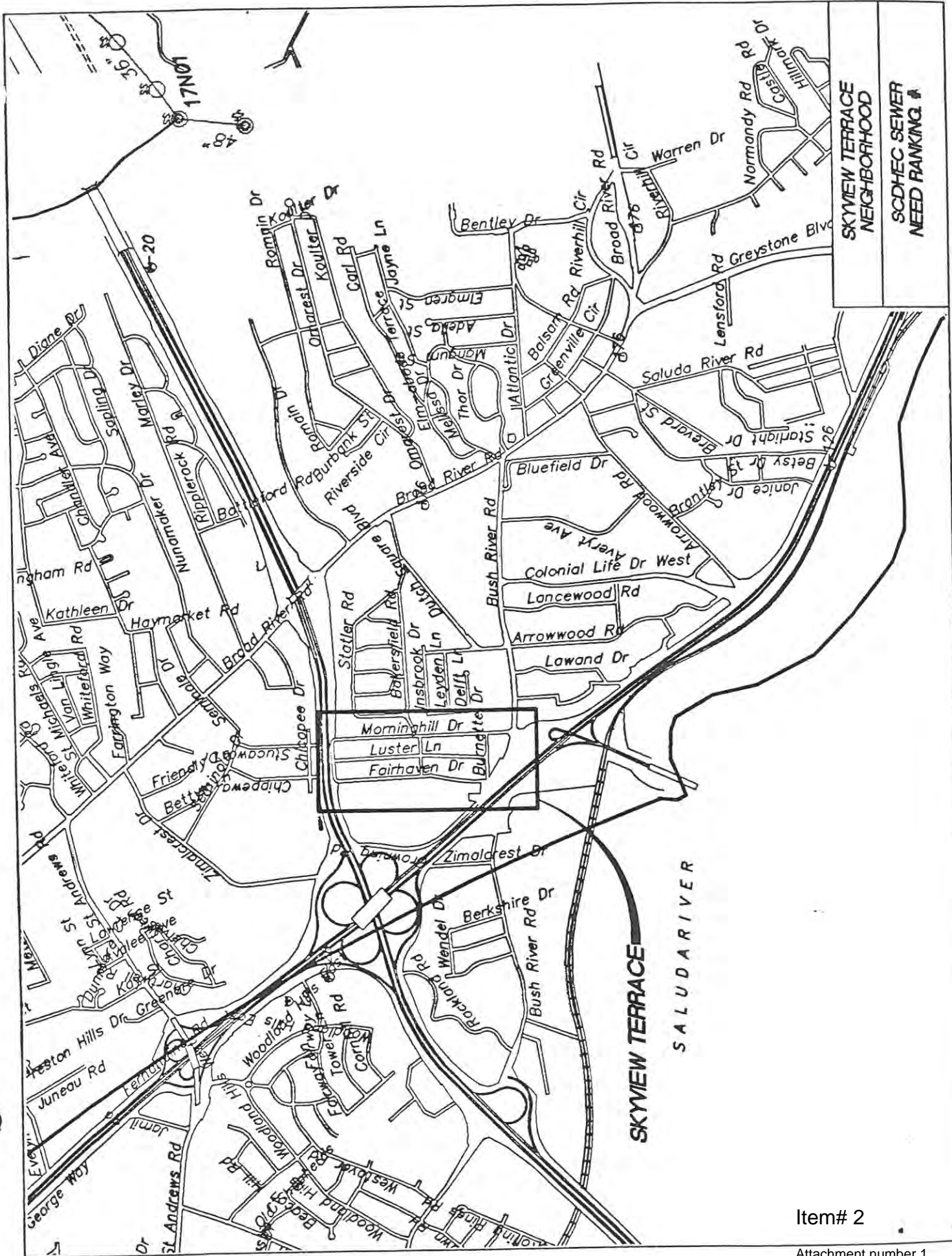
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ST. ANDREWS TERRACE
NEIGHBORHOOD

SCDHEC SEWER
NEED RANKING #

Item# 2



SKYVIEW TERRACE
NEIGHBORHOOD

SCDHEC SEWER
NEED RANKING #

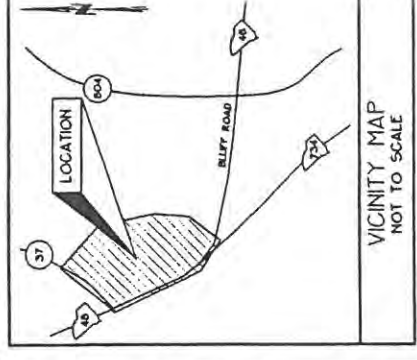
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**APPENDIX C
PROJECT MAPS FOR
TWELVE SEPTIC TANK RETROFIT PROJECTS**

Draft of April 6, 2000

Item# 2

TITLE: SANITARY SEWER SYSTEM LAYOUT (PRELIMINARY)
 LOCATION: LOWER RICHLAND



- LEGEND:
- MANHOLE
 - - - EXIST. GRAVITY SEWER
 - NEW 8" GRAVITY SEWER
 - · - · - NEW 6" FORCE MAIN
 - PUMP STATION

PREPARED BY:
HDPG
 and Company
 Consulting Engineers, Inc.
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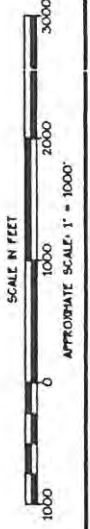
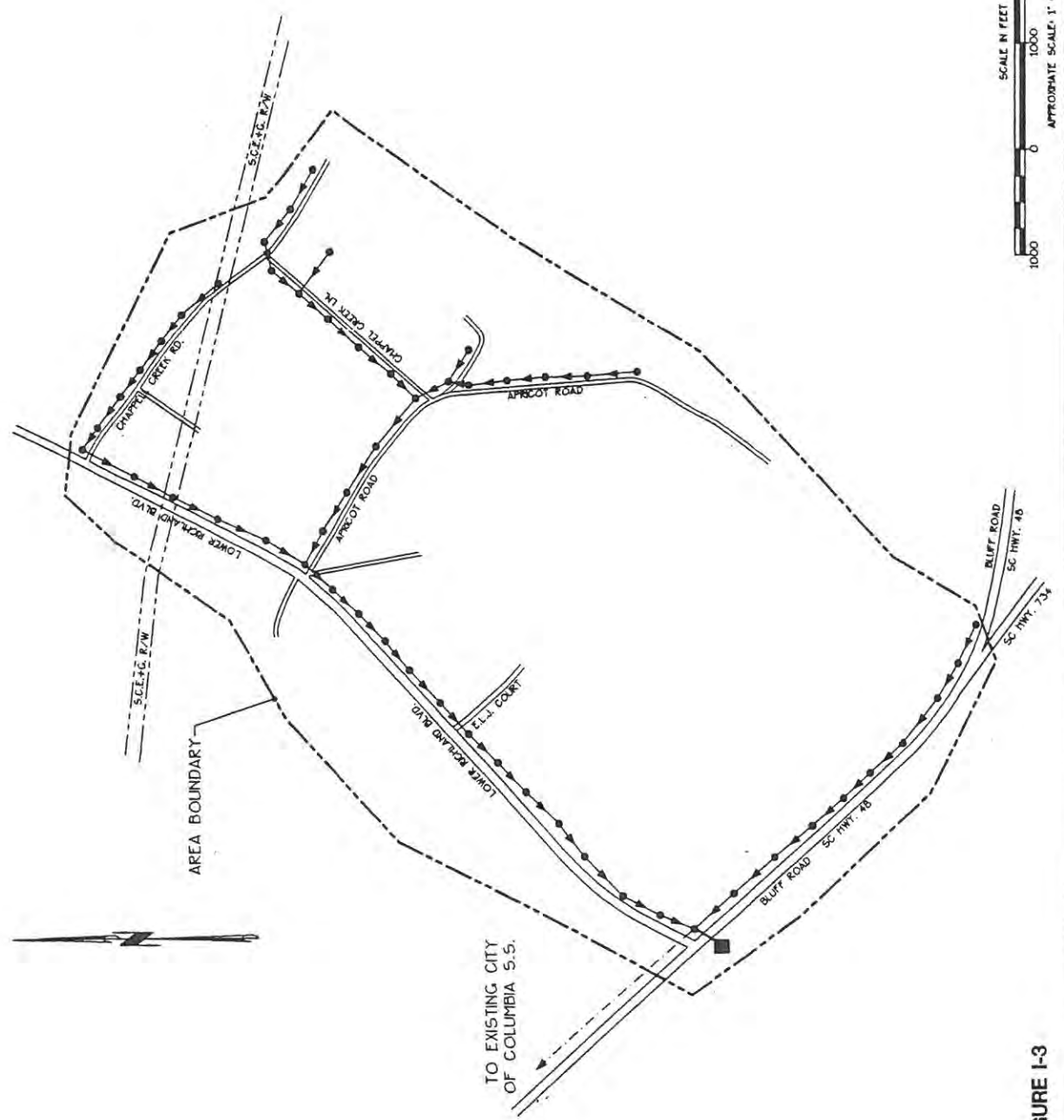


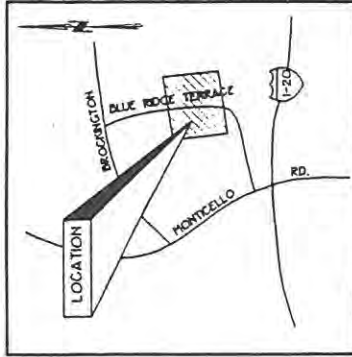
FIGURE I-3

Item# 2

TITLE:

SANITARY SEWER SYSTEM
LAYOUT (PRELIMINARY)

LOCATION: HASKELL HEIGHTS



VICINITY MAP
NOT TO SCALE

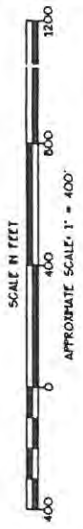
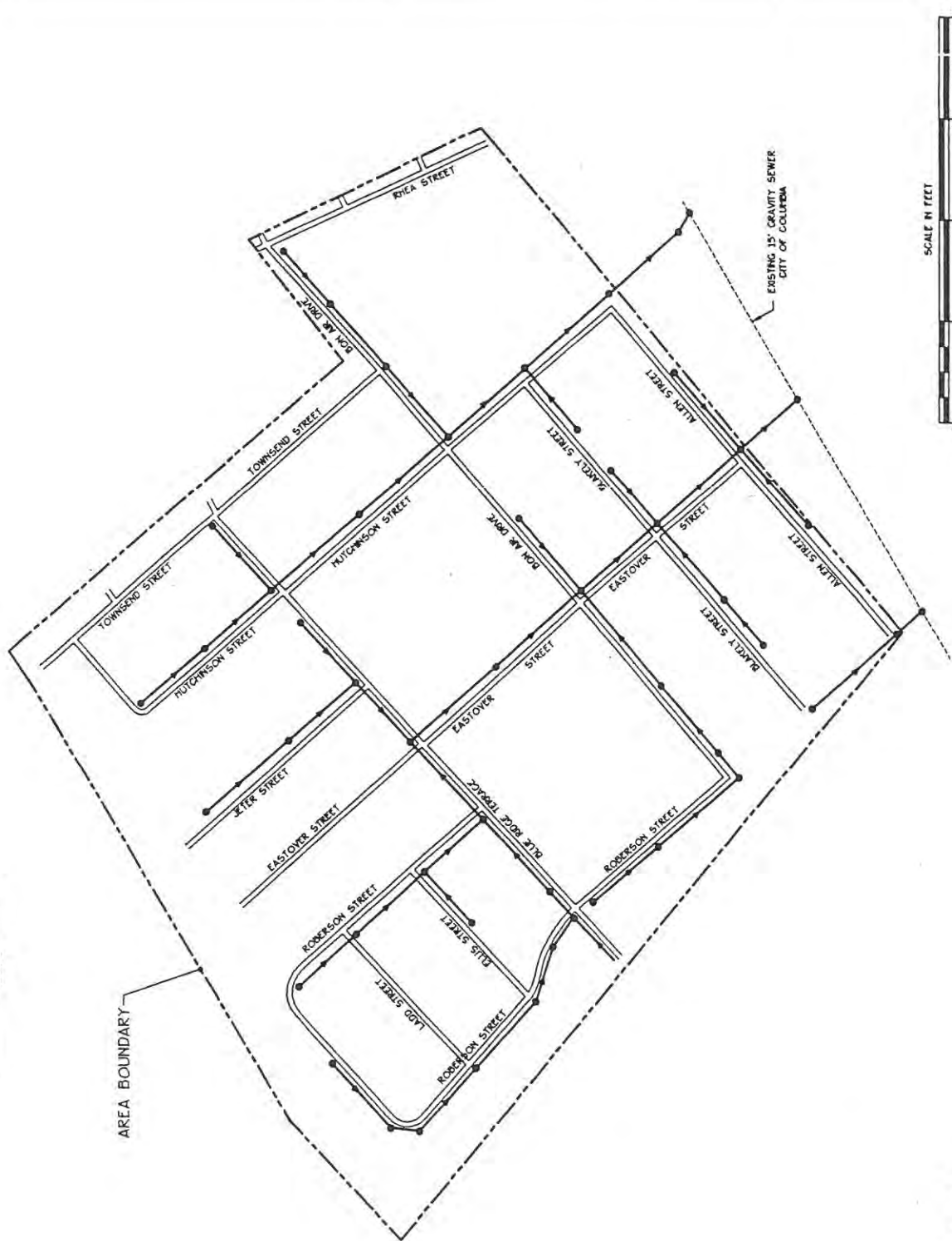
LEGEND:

● MANHOLE

— NEW 8" GRAVITY SEWER

PREPARED BY:

HDG
and Company, Inc.
Consulting Engineers, Inc.
400 CERVAS ST.
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COLUMBIA, S.C. 29201
803/929-0255
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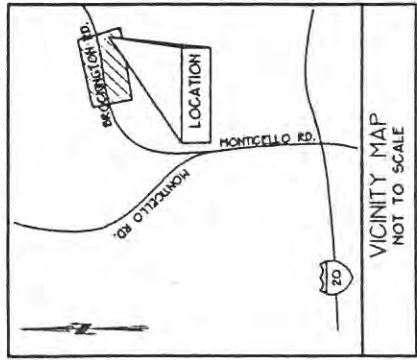


Item# 2

FIGURE II-3

TITLE: SANITARY SEWER SYSTEM LAYOUT (PRELIMINARY)

LOCATION: BROCKINGTON HEIGHTS



- LEGEND:
- MANHOLE
 - NEW 8" GRAVITY SEWER
 - - - NEW 4" FORCE MAIN
 - PUMP STATION

PREPARED BY:

HPG
and Company
Consulting Engineers, Inc.
400 CERVAS ST.
STATE P 98201
COLLINS, WA 99399-0250
PAC. REG. 775-4341

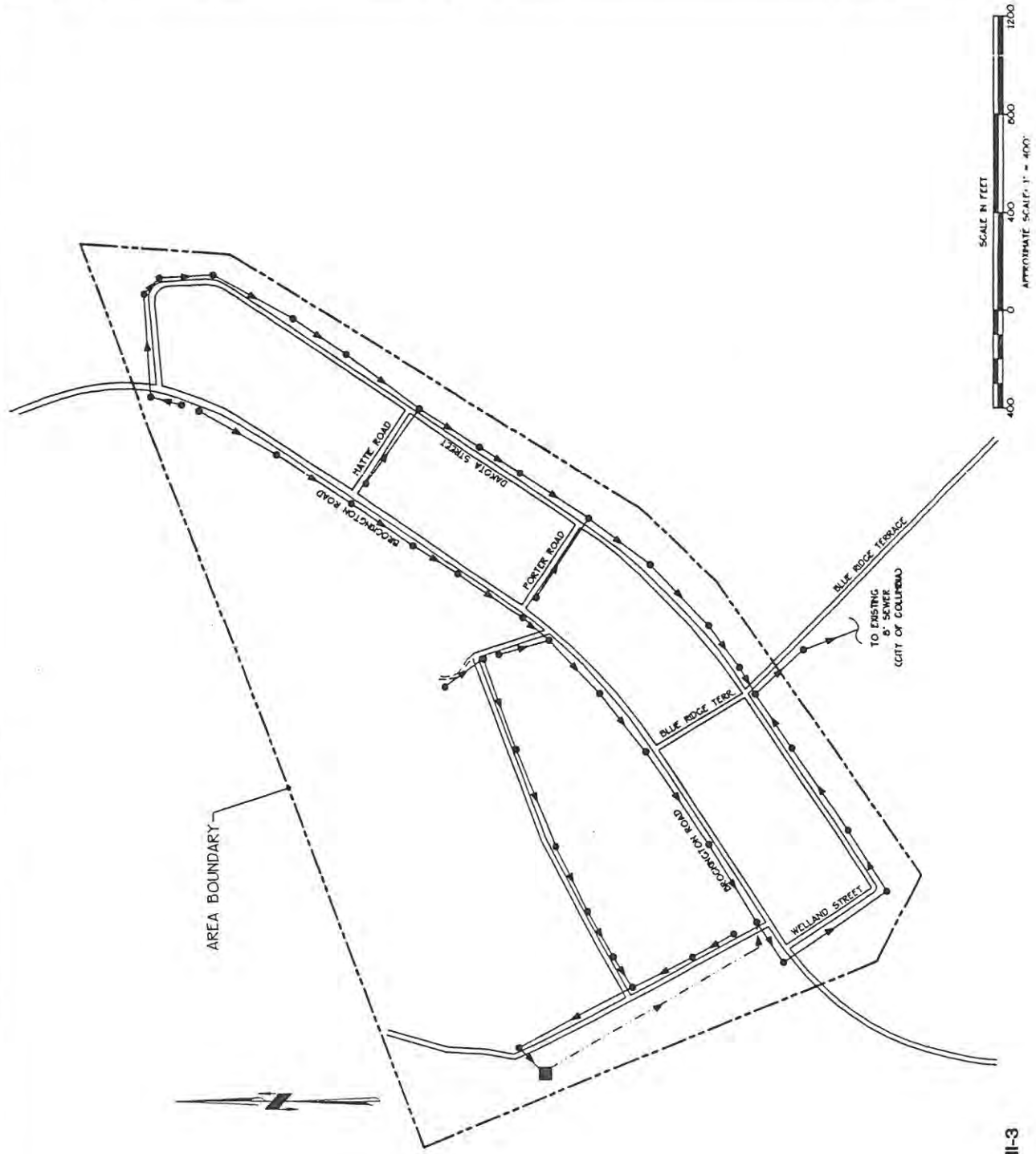
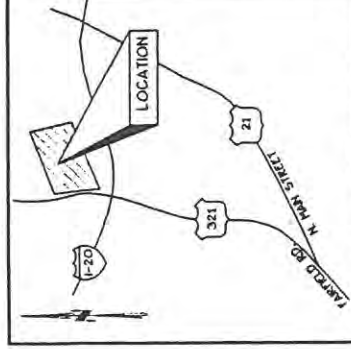


FIGURE III-3

Item# 2

TITLE: SANITARY SEWER SYSTEM LAYOUT (PRELIMINARY)

LOCATION: STARKS TERRACE



VICINITY MAP
NOT TO SCALE

LEGEND:

- MANHOLE
- NEW 8" GRAVITY SEWER
- - - NEW 4" FORCE MAIN
- PUMP STATION

PREPARED BY:

400 GERVAIS ST.
SUITE B
COLUMBIA, S.C. 29201
803/794-0255
FAX: 803/774-1541

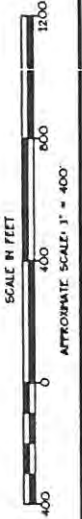
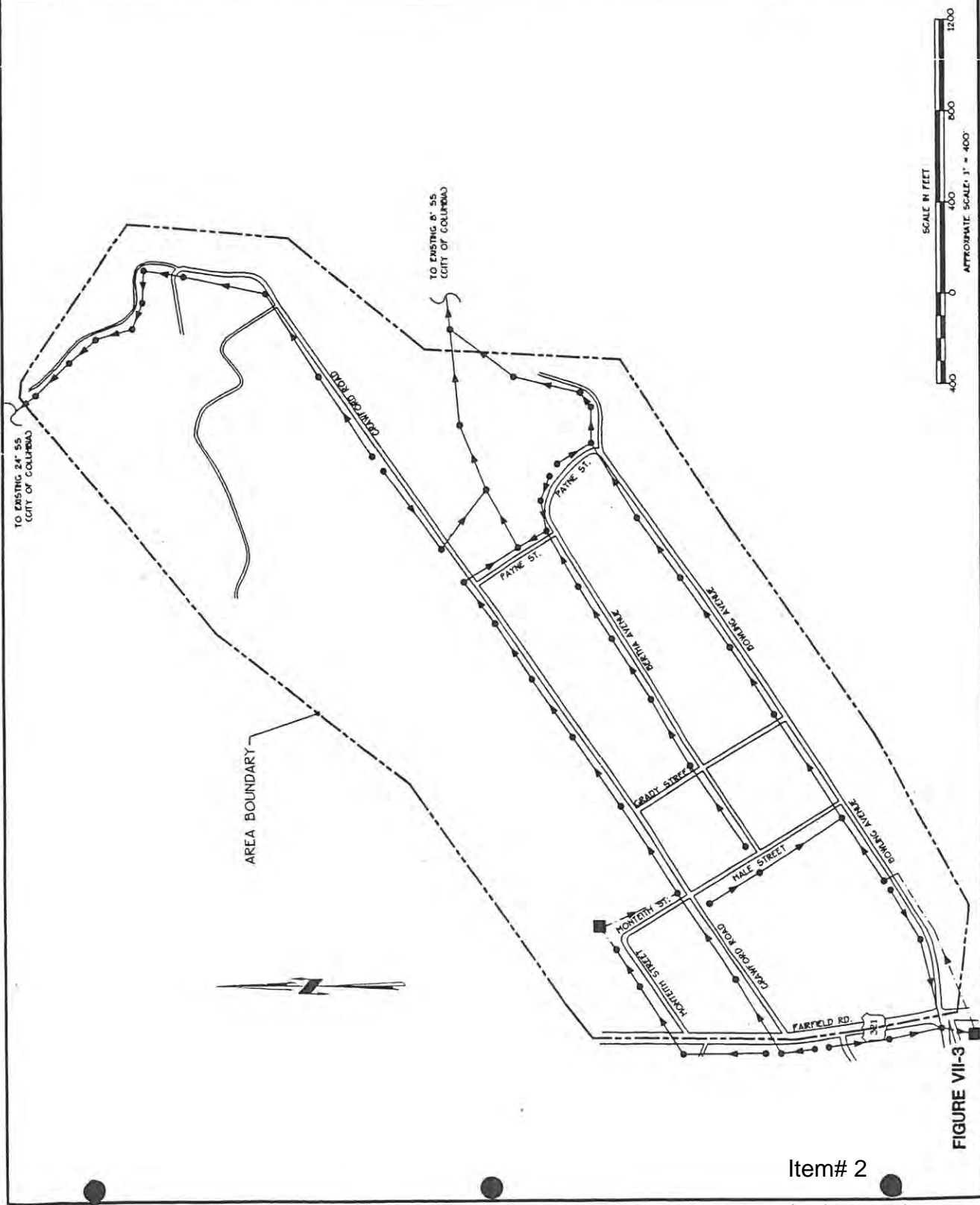


FIGURE VII-3

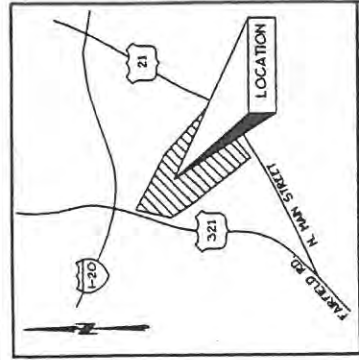
Item# 2

Attachment number 1
Page 83 of 109

TITLE: SANITARY SEWER SYSTEM LAYOUT (PRELIMINARY)

LOCATION: BELMONT

BELMONT



VICINITY MAP NOT TO SCALE

LEGEND:

- MANHOLE
- - - EXIST. GRAVITY SEWER
- NEW 8" GRAVITY SEWER
- - - NEW 4" FORCE MAIN
- PUMP STATION

PREPARED BY:

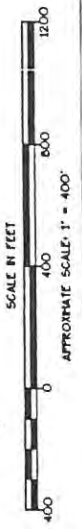
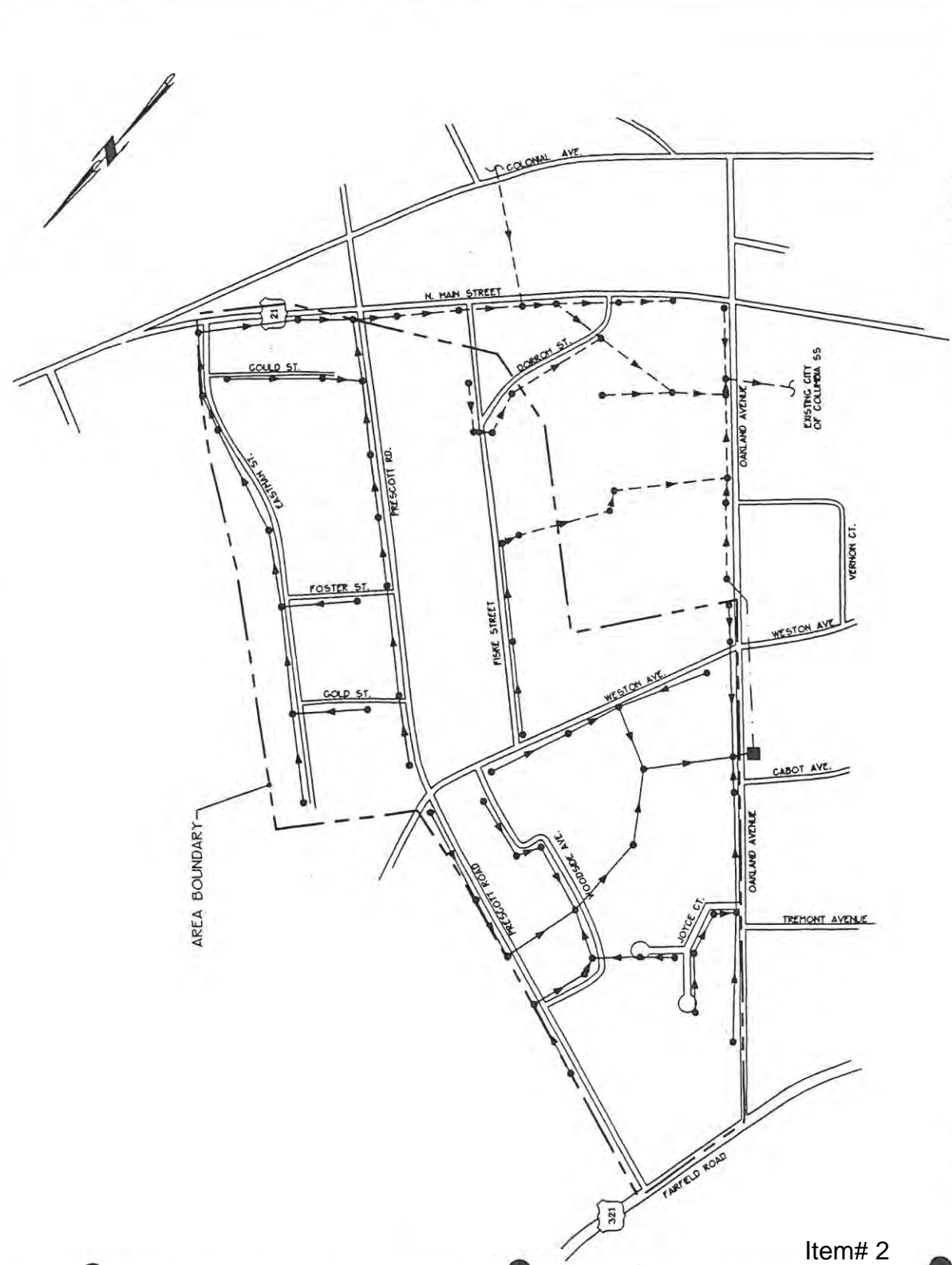


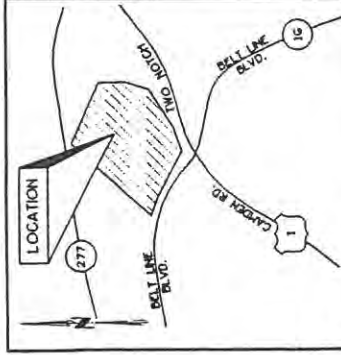
FIGURE VIII-3

Item# 2

TITLE: SANITARY SEWER SYSTEM
LAYOUT (PRELIMINARY)

LOCATION:

BELVEDERE



VICINITY MAP
NOT TO SCALE

LEGEND:

- MANHOLE
- EXIST. GRAVITY SEWER
- NEW 8" GRAVITY SEWER
- - - NEW 4" FORCE MAIN
- PUMP STATION

PREPARED BY:

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and Company
Consulting Engineers, Inc.
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803/329-0255
FAX 803/779-4541

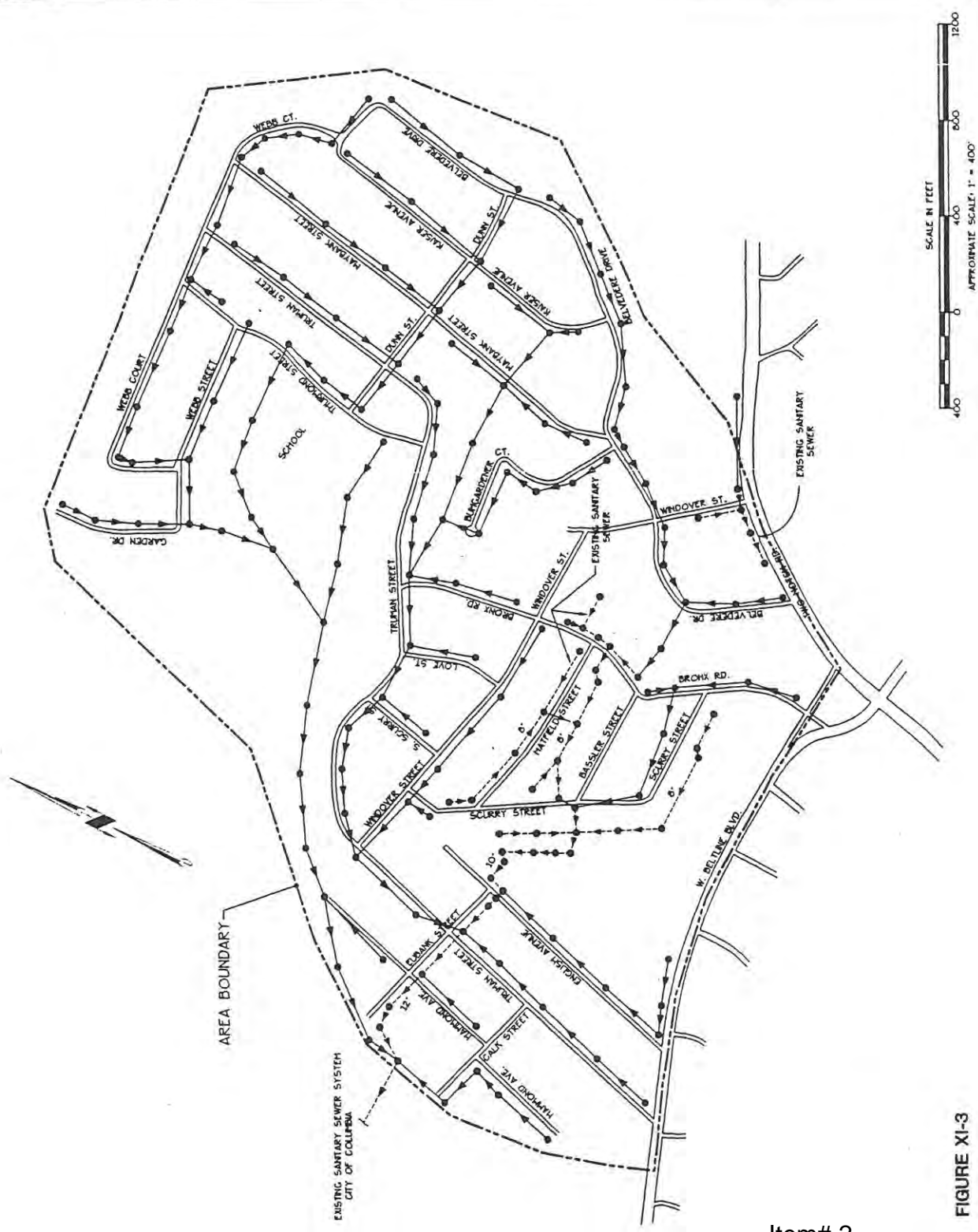
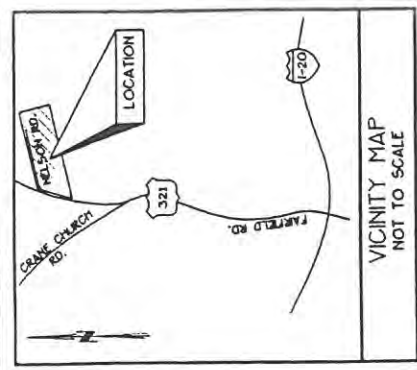


FIGURE XI-3

Item# 2

Attachment number 1
Page 85 of 109

TITLE: SANITARY SEWER SYSTEM LAYOUT (PRELIMINARY)
 LOCATION: NELSON / BOSWELL ROAD



LEGEND:
 ● MANHOLE
 — NEW 8" GRAVITY SEWER

PREPARED BY:
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 HPG and Company
 Consulting Engineers, Inc.
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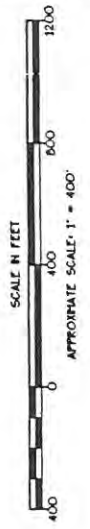
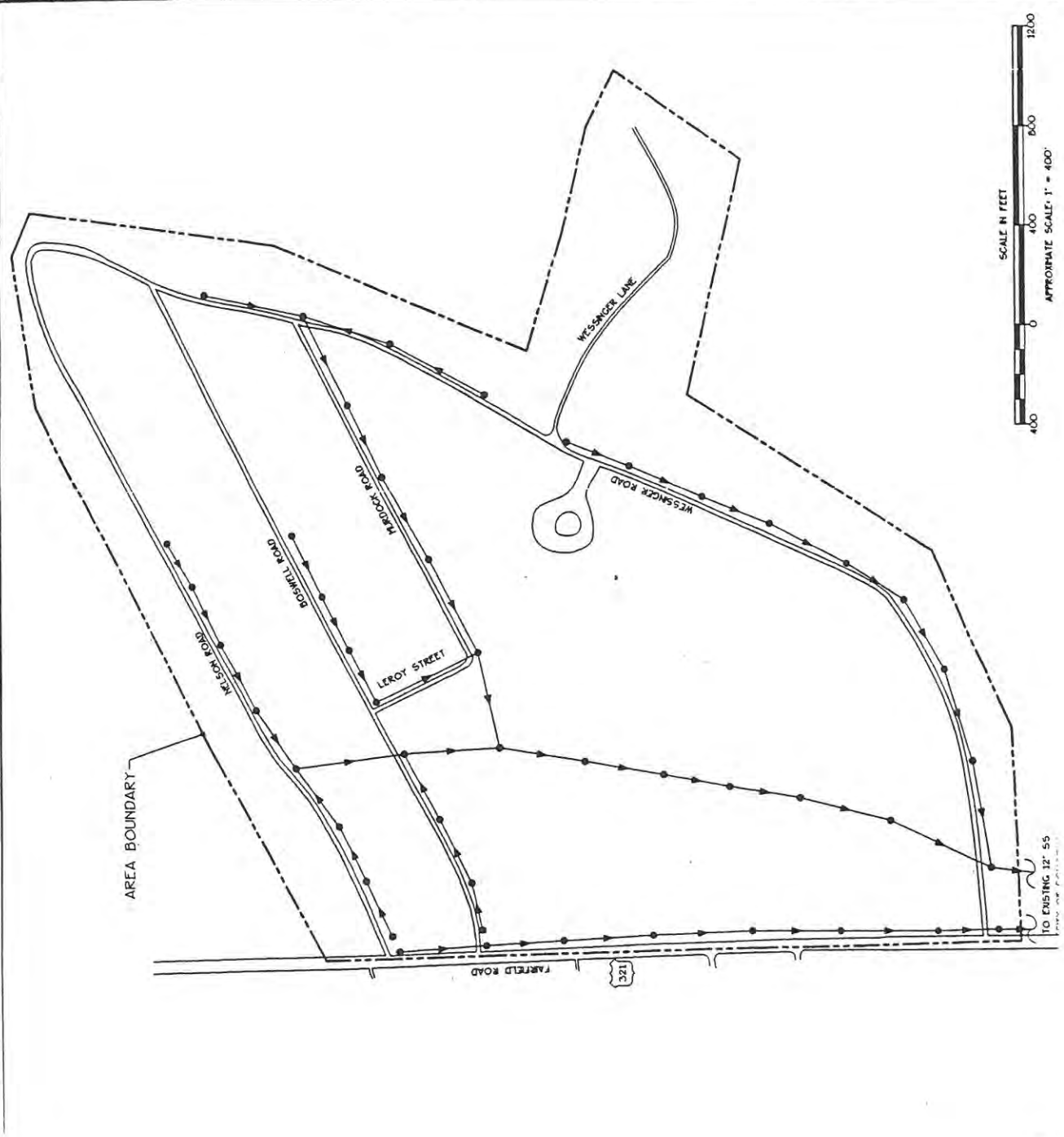


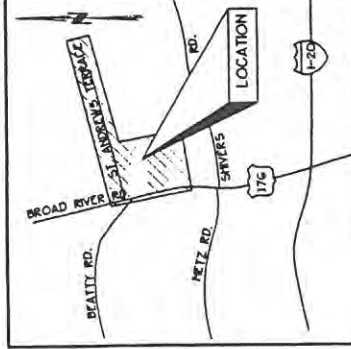
FIGURE XII-3

Item# 2

TITLE:

SANITARY SEWER SYSTEM LAYOUT (PRELIMINARY)

LOCATION: ST. ANDREWS TERRACE



VICINITY MAP NOT TO SCALE

LEGEND:

- MANHOLE
- NEW 8" GRAVITY SEWER
- - - EXISTING SEWER

PREPARED BY:

HPG
 and Company
 Consulting Engineers, Inc.
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 803/999-0255
 FAX 803/774-4341

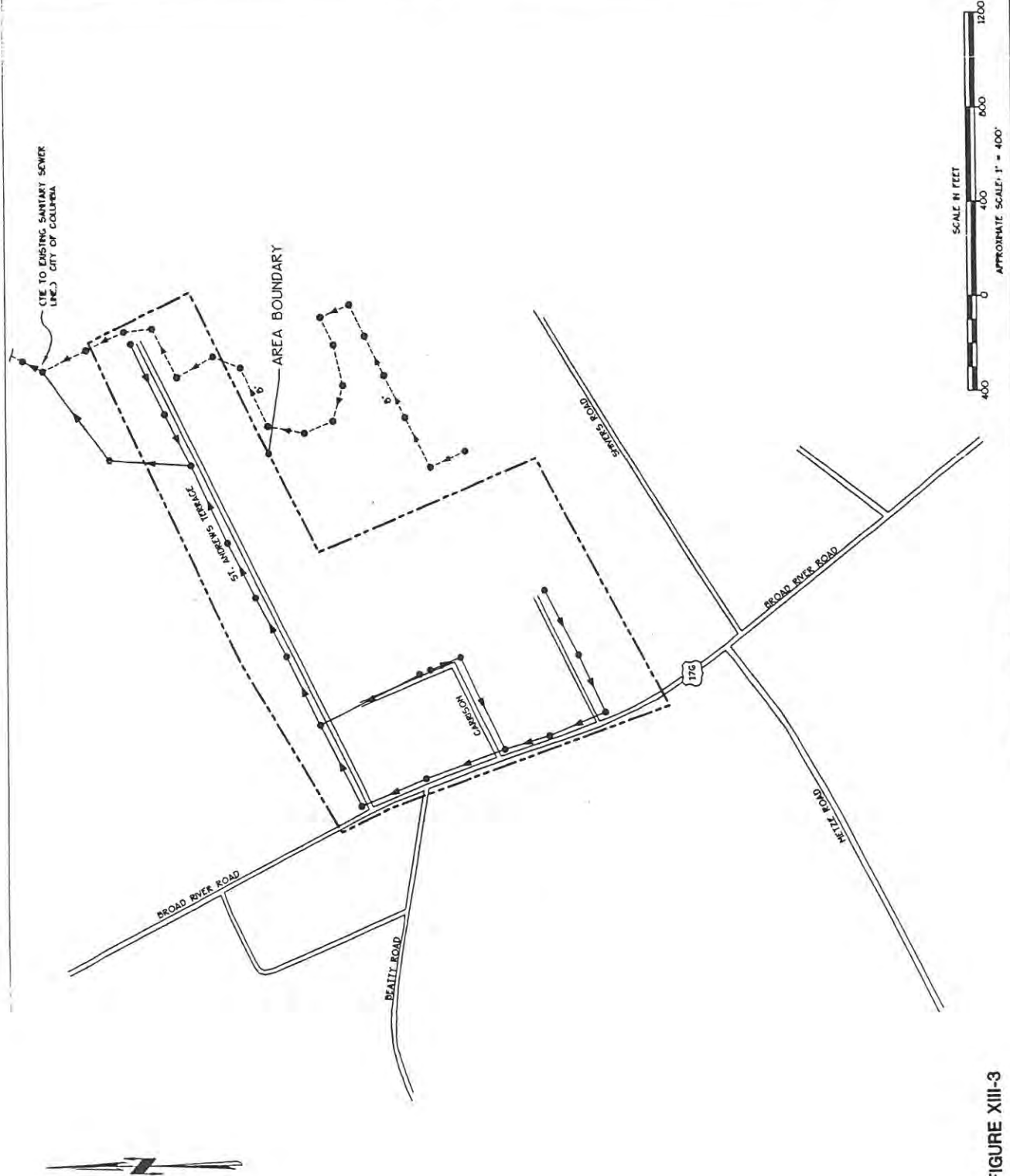
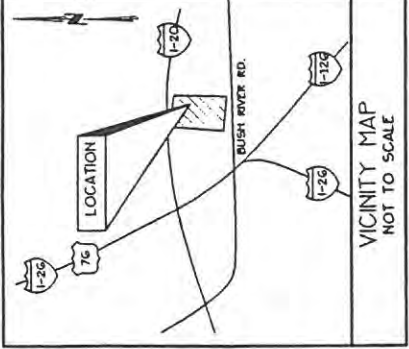


FIGURE XIII-3

Item# 2

Attachment number 1
Page 87 of 109

TITLE: **SANITARY SEWER SYSTEM LAYOUT (PRELIMINARY)**
 LOCATION: **SKYVIEW TERRACE**



- LEGEND:
- MANHOLE
 - NEW 8" GRAVITY SEWER
 - - - NEW 4" FORCE MAIN
 - PUMP STATION

PREPARED BY: **HPC**
HPC
 Consulting Engineers, Inc.
 400 GERVAIS ST.
 SUITE B
 COLUMBIA, S.C. 29201
 803/424-0255
 FAX 803/774-4341

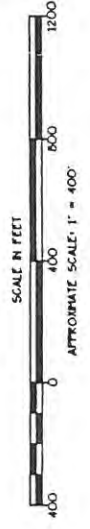
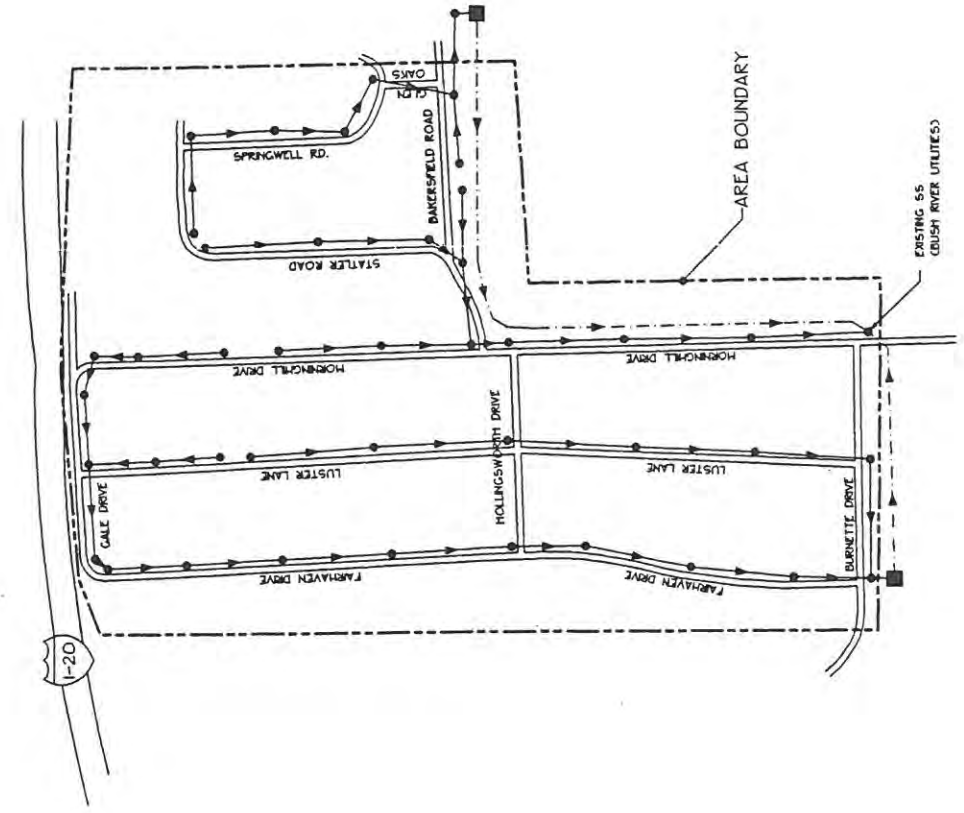
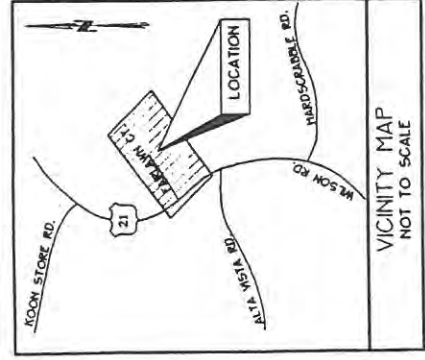


FIGURE XV-3

Item# 2

TITLE: SANITARY SEWER SYSTEM LAYOUT (PRELIMINARY)
 LOCATION: FAIRLAWN COURT



LEGEND:
 ● MANHOLE
 — NEW 8" GRAVITY SEWER
 - - - - - EXISTING SEWER

PREPARED BY:
HPG
 and Company
 Consulting Engineers, Inc.
 400 GERVAIS ST.
 SUITE 8
 COLUMBIA, S.C. 29201
 803/724-0255
 FAX 803/774-4541

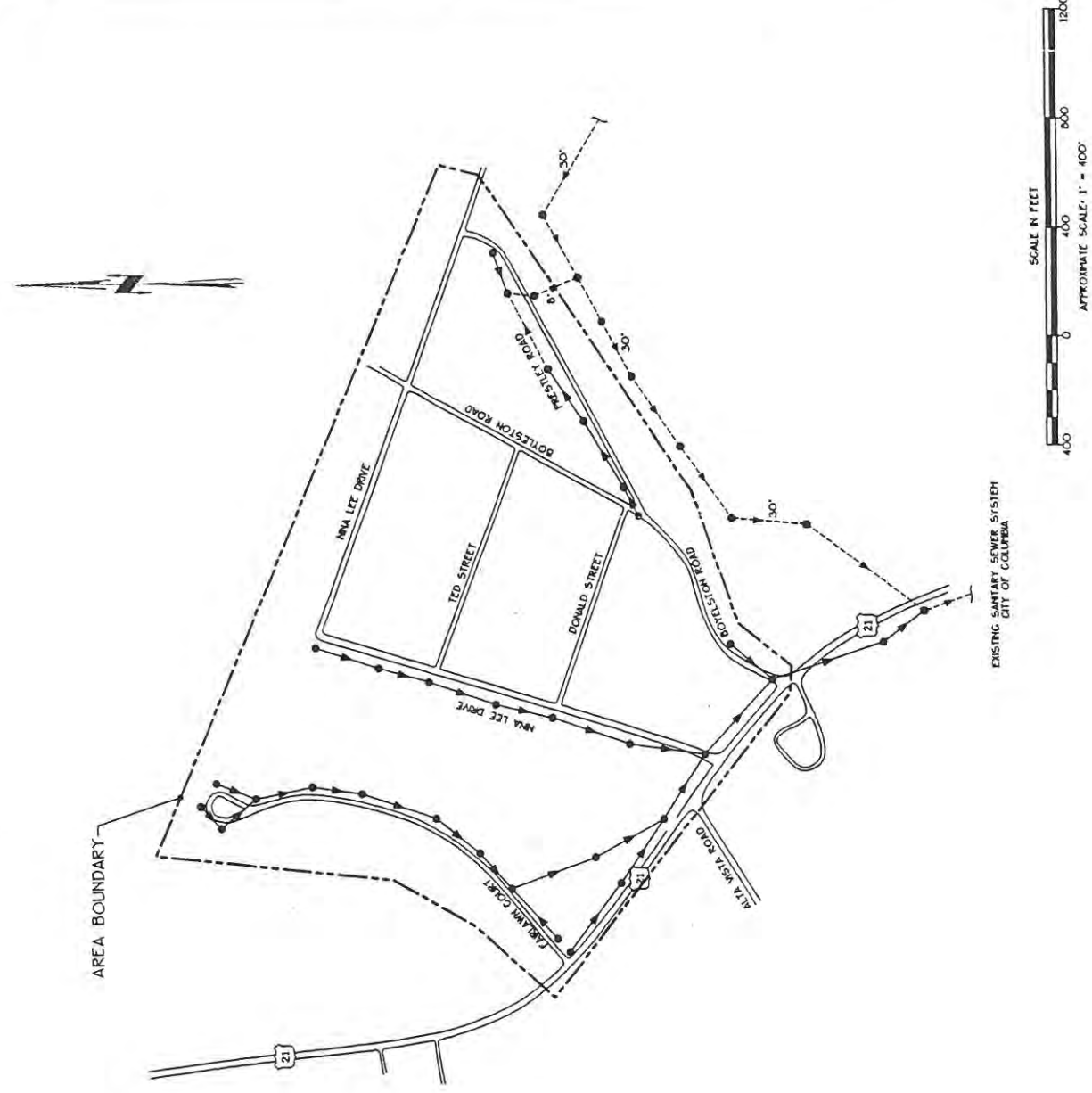
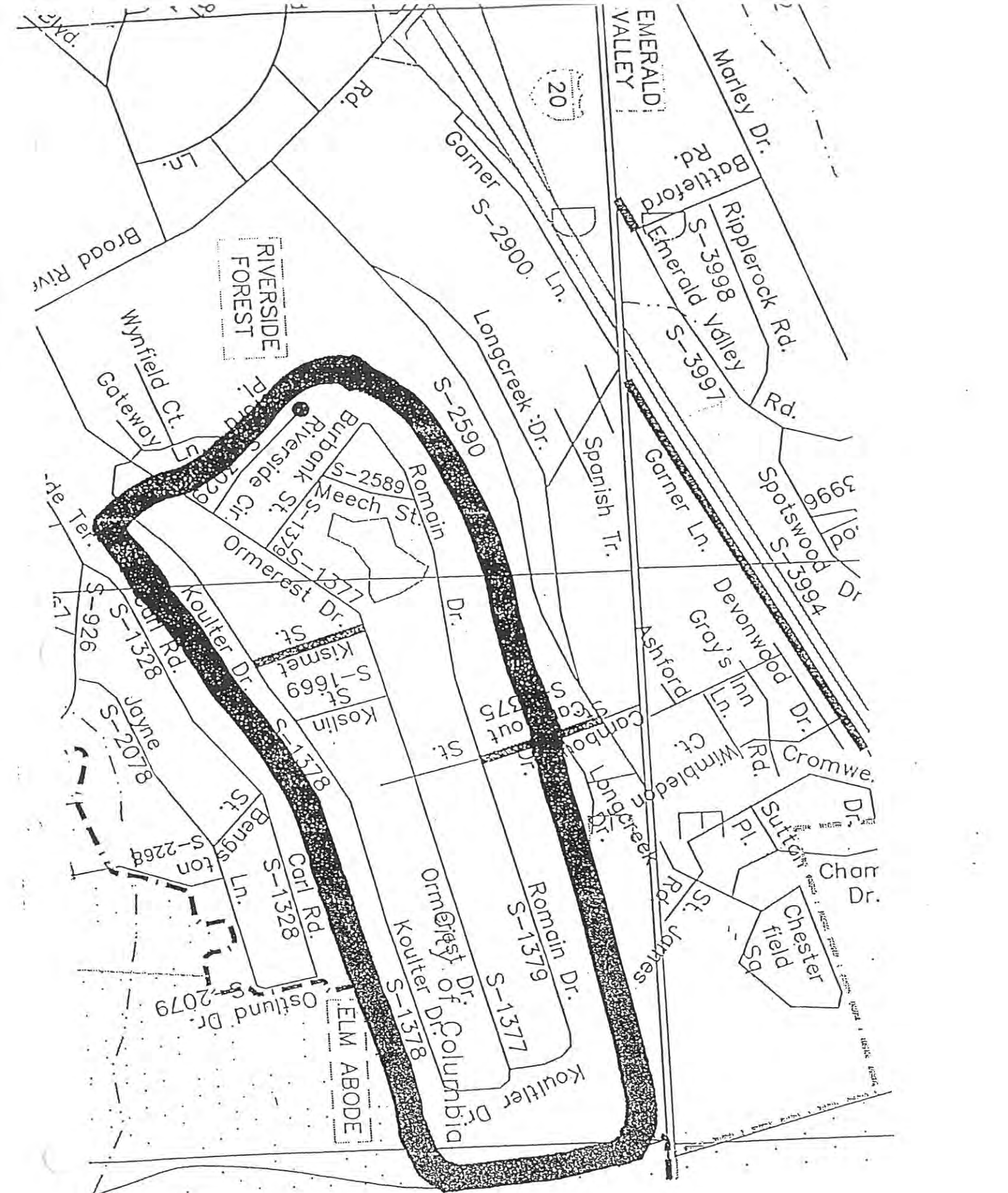


FIGURE XVI-3

Item# 2



Item# 2

Attachment number 1
Page 90 of 109

RECEIVED

FEB 25 1999

UTILITIES AND SERVICES

Len D. Roberson, P.E.

P.O. Box 25341
Columbia, SC 29225

803 699 7747
803 733 4391 fax

February 23, 1999

Mr. Andy Metts
Director of Utilities & Services
Richland County
400 Powell Rd.
Columbia, SC 29203

RE: Riverside Forest S/D

Dear Andy:

Please find attached herewith the Engineer's Estimate for the above referenced project for your review and consideration. The estimated quantities are based on a preliminary design that was done by me, discussions with SCDOT, and an investigation into the depth to rock in this area.

Should you have any questions or require additional information please feel free to call me.

Sincerely,

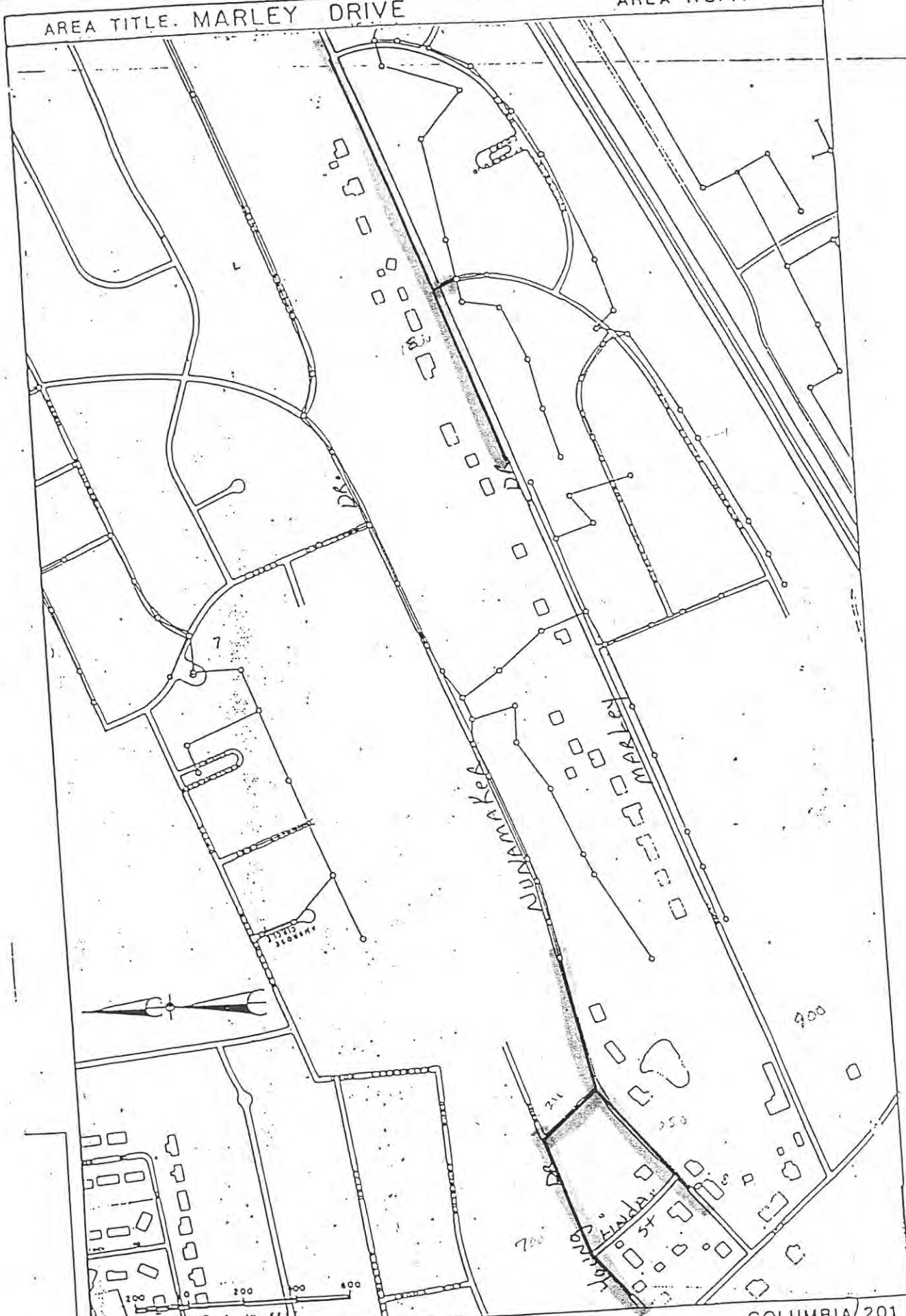


Len D. Roberson, PE

RiverLetter.doc

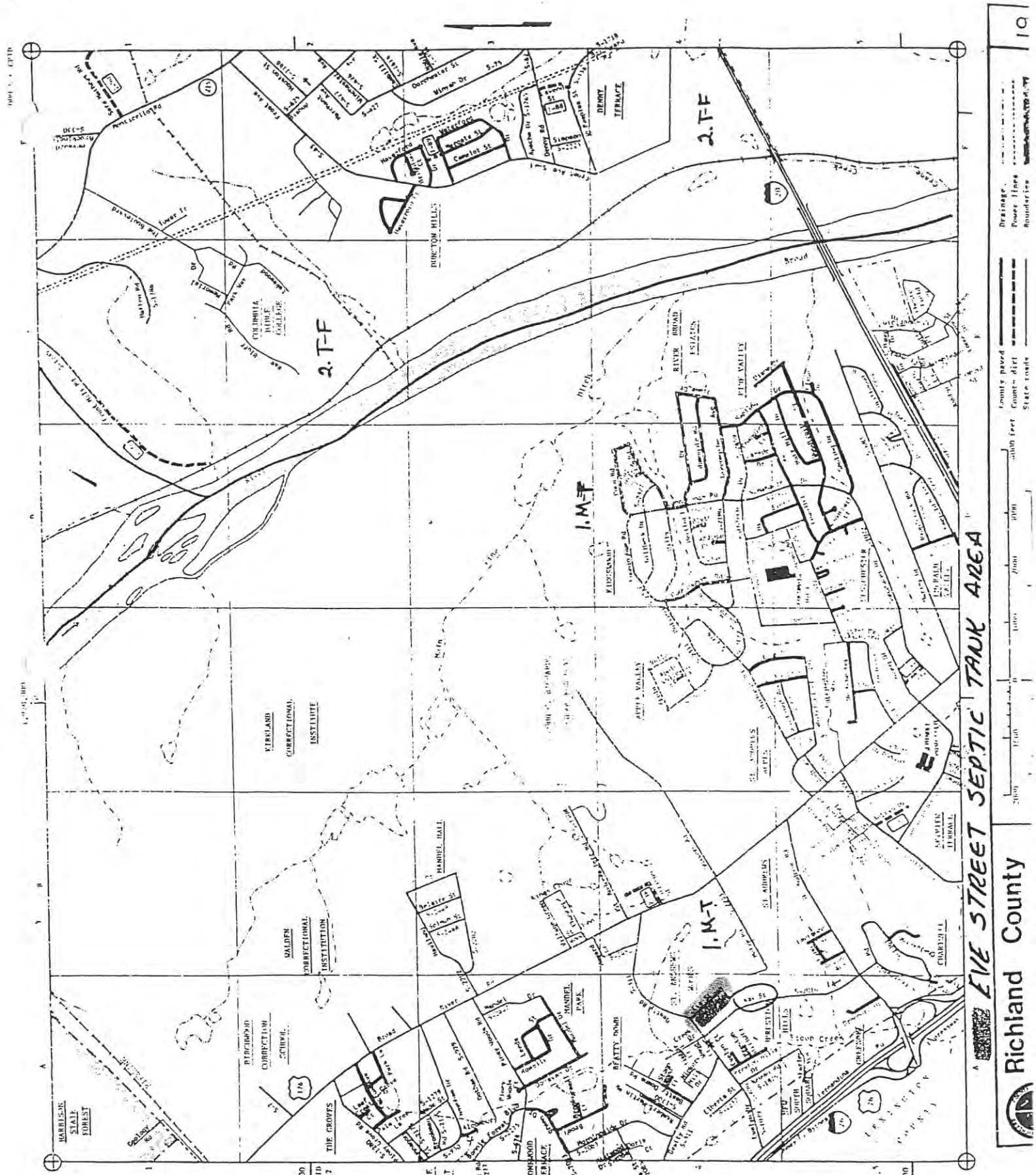
Item# 2

Attachment number 1
Page 91 of 109



- LEGEND:
- ☐ STRUCTURE
 - - - CONTOUR
 - ROADWAY
 - PROPOSED SAN. SEWER
 - EXISTING SAN. SEWER

COLUMBIA 201
 FACILITIES
 PLAN
 Item # 2



EYE STREET SEPTIC TANK AREA

Richland County

19

Item# 2

Attachment number 14

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4	19	25
	20	26

APPENDIX D
SUMMARY OF FINDINGS FROM HPG REPORT

Draft of April 6, 2000

Summary of Findings

Following is a summary of each of the twelve neighborhoods, listing the number of residents, estimated percentage LMI of the census block group containing the neighborhood, rating on SCDHEC's Community Survey for Water, and Sewer Need, and the estimated cost of recommended improvements.

Lower Richland

Number of residents	100
Estimated population	250
Percent LMI of block group	61.9%
Sewer need rating	3.19
Water need rating	3.19
Housing rehabilitation estimate	\$62,500
Water system improvements estimate	\$548,700
Sewer system improvements estimate	\$1,392,075

Haskell Heights

Number of residents	105
Estimated population	275
Percent LMI of block group	64.01%
Sewer need rating	2.91
Water need rating	0.35
Housing rehabilitation estimate	\$368,000
Water system improvements estimate	\$65,910
Sewer system improvements estimate	\$940,250

Brockington Heights:

Number of residents	91
Estimated population	265
Percent LMI of block group	62.96% (averaged for three block groups)
Sewer need rating	2.61
Water need rating	N/A
Housing rehabilitation estimate	\$184,000
Water system improvements estimate	\$34,515
Sewer system improvements estimate	\$782,205

Roosevelt Village (Broad River Heights)

Number of residents	230
Estimated population	575
Percent LMI of block group	64.7% (averaged for two block groups)
Sewer need rating	2.38
Water need rating	N/A
Housing rehabilitation estimate	\$172,500
Water system improvements estimate	\$38,725
Sewer system improvements estimate	\$572,795

Seminole Road

Number of residents	83
Estimated population	163
Percent LMI of block group	48.23%
Sewer need rating	2.18
Water need rating	N/A
Housing rehabilitation estimate	\$57,500
Water system improvements estimate	\$26,070
Sewer system improvements estimate	\$795,350

Starks Terrace

Number of residents	110
Estimated population	273
Percent LMI of block group	67.99%
Sewer need rating	2.03
Water need rating	N/A
Housing rehabilitation estimate	\$281,750
Water system improvements estimate	\$59,880
Sewer system improvements estimate	\$915,885

Belmont

Number of residents	194
Estimated population	441
Percent LMI of block group	38.72%
Sewer need rating	1.90
Water need rating	N/A
Housing rehabilitation estimate	\$494,500
Water system improvements estimate	N/A
Sewer system improvements estimate	\$905,700

Belvedere

Number of residents	578
Estimated population	1,615
Percent LMI of block group	40.85%
Sewer need rating	1.80
Water need rating	N/A
Housing rehabilitation estimate	\$49,000
Water system improvements estimate	N/A
Sewer system improvements estimate	\$1,893,525

Nelson-Boswell Road

Number of residents	55
Estimated population	187
Percent LMI of block group	33.94%
Sewer need rating	1.62
Water need rating	3.00
Housing rehabilitation estimate	\$322,000
Water system improvements estimate	\$264,575
Sewer system improvements estimate	\$696,250

St. Andrews Terrace

Number of residents	33
Estimated population	101
Percent LMI of block group	42.66%
Sewer need rating	1.55
Water need rating	0.32
Housing rehabilitation estimate	N/A
Water system improvements estimate	\$55,970
Sewer system improvements estimate	\$304,725

Skyview Terrace

Number of residents	184
Estimated population	411
Percent LMI of block group	27.83%
Sewer need rating	1.44
Water need rating	N/A
Housing rehabilitation estimate	N/A
Water system improvements estimate	N/A
Sewer system improvements estimate	\$714,650

Fairlawn Court

Number of residents	37
Estimated population	83
Percent LMI of block group	43.58%
Sewer need rating	1.41
Water need rating	0.19
Housing rehabilitation estimate	\$40,000
Water system improvements estimate	N/A
Sewer system improvements estimate	\$363,200

Totals for All Areas

Number of residents	2,673
Estimated population	6,969
Percent LMI of block group	51.0%
Housing rehabilitation estimate	\$40,000
Water system improvements estimate	N/A
Sewer system improvements estimate	

APPENDIX E
SOUTH CAROLINA WATER QUALITY REVOLVING FUND
AUTHORITY (CWSTF)
STATE WATER POLLUTION CONTROL
REVOLVING FUND MAJOR LOAN POLICIES
FY 1999

Draft of April 6, 2000

Item# 2

SOUTH CAROLINA WATER QUALITY REVOLVING FUND AUTHORITY

CWSRF

STATE WATER POLLUTION CONTROL REVOLVING FUND

MAJOR LOAN POLICIES FOR FY 2000

	Page
I. Eligibility	1
II. Interest Rates	1
III. Loan Term	2
IV. Loan Fee	2
V. Security Provisions	2
VI. Loan Amount Changes	3
VII. Disbursement Policies	4
VIII. Repayment Policies	4
IX. Loan Cancellation Policies	5
X. Financial Requirements	5

Addendum for Hardship Assistance Program

Note: Inquiries should be directed to the Office of Local Government, State Budget and Control Board, which administers the Fund for the Authority.

September 14, 1999

Item# 2

STATE WATER POLLUTION CONTROL REVOLVING FUND

MAJOR LOAN POLICIES FOR FY 2000

I. ELIGIBILITY

Final loan applications may be submitted to the Authority in care of the Budget and Control Board, Office of Local Government, for any eligible project after completion and DHEC approval of a CWSRF preliminary engineering report and the final plans and specifications.

All eligible and reasonable costs associated with completing a project, including 20 year reserve capacity, engineering expenses for the planning, design and construction phases, and legal and appraisal fees may be included in a loan. Specific determinations of eligibility will be made by DHEC.

Loans will only be approved by the Authority for creditworthy applicants that can adequately demonstrate the ability to repay the loan.

II. INTEREST RATES

Fixed rate financing for up to 100% of total eligible project costs is available according to the following interest rates and criteria.

1. Standard Rate - One-third off of the January through August, 1999 average of the Bond Buyer 25-Bond Revenue Index rounded to the nearest 1/4%.

The standard rate is set prior to the beginning of the federal fiscal year and remains in effect for the duration of the fiscal year. Under extraordinary circumstances (significant changes in the municipal bond market), the Authority reserves the right to alter the standard rate within a given fiscal year.

2. Hardship Rate - Constant 2%

The hardship rate is only available to project sponsors with total service area median household income (MHI), not project area MHI, less than 75% of the State MHI based on 1990 census figures and total service area population less than 5,000. Total service area is defined as the project sponsor's legal boundaries plus all areas beyond such boundaries where the entity provides sewer service and water service, if applicable.

Population must reflect the latest figures and estimates available from the Budget and Control Board's Office of Research and Statistics (ORS). The service area MHI must be calculated by the ORS for any county or special purpose district, and for any municipality with more than 25% of its customers outside of its incorporated area.

Notwithstanding the foregoing provisions, any project sponsor that receives funding from the Hardship Assistance Program in conjunction with a loan will automatically qualify or

the hardship interest rate for that specific project loan.

3. Nonpoint Source Rate - 1.5 percentage points below Standard Rate.

The nonpoint source rate is available for eligible nonpoint source projects up to the first \$2 million of eligible costs in one or more such projects collectively for a single applicant.

III. LOAN TERM

The loan term may not exceed 20 years from the project completion date or the payment initiation date, whichever occurs first.

IV. LOAN FEE

A nonrefundable loan closing fee of one percentage point (1.0% of loan amount) will be assessed on all FY 2000 loans to support the costs of administering the CWSRF. This fee, which is due in full with the project sponsor's executed closing documents, compares favorably to total costs associated with issuing revenue bonds in the market, but it can no longer be financed within the loan.

V. SECURITY PROVISIONS

A. Debt Service Coverage

The following policies represent minimum coverage requirements to be considered for a loan secured by system revenues and to be maintained over the life of the loan. Debt service coverage will serve as a key indicator in the financial analysis, but it will not be the sole determinant for loan approval. Various other factors which affect the quality of the credit and ability to repay debt will be evaluated carefully in making loan decisions.

1. When a CWSRF loan is on a parity with existing revenue bonds, the additional bonds test and coverage requirements (rate covenant) of the governing bond ordinance/resolution shall apply to the CWSRF loan, except, in such cases where the rate covenant is less than 110%, the Authority may, as it deems appropriate to the particular circumstances, impose a higher coverage requirement.
2. When a CWSRF loan is not on a parity with existing revenue bonds either due to the absence of revenue debt or an inability to meet the financial requirements for issuance of parity debt, the following apply.
 - a. The minimum debt service coverage level required to be considered for a loan is 110% of all debt secured by or paid from the revenues of the system.
 - b. Once a loan has been approved, rates must be established, maintained and adjusted as frequently as necessary to produce net earnings each year equal to at least 110% of the annual principal and interest requirement on all debt paid from or secured by system revenues.

- c. In cases where a significant portion of the existing debt is paid from but not secured by system revenues and the CWSRF loan is secured by a first lien on the system revenues, the Authority may consider deviations from the eligibility and rate covenant requirements as it deems appropriate to the particular circumstances.

For purposes of determining debt service coverage in the CWSRF, net revenues available for debt service are defined as the system's gross operating revenues plus special assessments, impact fees, and interest income less OM&R expenses (exclusive of depreciation and bond interest expense). Interest income shall not include earnings that are restricted to a purpose inconsistent with the payment of operating expenses or debt service, such as earnings that accrue on any construction fund or account created with the proceeds of any borrowings.

B. Debt Service Reserve Funds

A debt service reserve fund is required for all loans secured by system revenues.

1. The Debt Service Reserve Fund requirement (the "Reserve Requirement") equals the maximum amount due on the Promissory Note during any full calendar year. Modifications to the Reserve Requirement may be considered by the Authority as it deems appropriate to specific circumstances if a CWSRF loan is a parity debt obligation under a bond ordinance/resolution with dissimilar provisions.
2. The Debt Service Reserve Fund must be in the complete custody and control of a Trustee approved by the State Treasurer.
3. The time period available to meet the Reserve Requirement may range from immediate to no later than the end of the deferral period. The duration will be determined by the Authority based on the circumstances of each individual loan and the specific provisions identified in the Loan Agreement.

C. Lien Position

The Authority requires the best lien position on the pledged revenue stream that is reasonably available from and affordable to the applicant.

VI. LOAN AMOUNT CHANGES

A. After Issuance of a Conditional Loan Commitment Letter

The primary adjustment to the loan commitment amount involves the construction component. All construction portions of a project are required to be bid prior to loan closing. Based on bid results, the construction portion of the loan commitment may be

adjusted downward to bid(s) plus contingency or increased by a maximum of 10% exclusive of contingency, depending on the availability of funds. Such adjustments will result in proportional changes to the loan fee prior to closing. Any bid amount exceeding 10% of the construction portion of the loan commitment is the sole responsibility of the project sponsor.

B. After Loan Closing

The total loan amount may be increased after closing only for capitalization of interest. Change orders that exceed the contingency allowance are not eligible for additional loan funds. The loan may be reduced at any time there is a determination of excess funds.

VII. DISBURSEMENT POLICIES

Loan funds will be disbursed to project sponsors on a monthly basis only after adequate documentation has been submitted to evidence obligation of the requested monies. No advances will be provided. Further details on disbursement requirements and procedures are contained in the loan agreement and a CWSRF disbursement information package.

VIII. REPAYMENT POLICIES

A. Deferrals

1. The maximum duration for principal and interest deferral is limited to whichever of the following occurs first.
 - a. The estimated date of DHEC's final permit to operate for the project.
 - b. Thirty (30) months from the date of the loan agreement.

The payment initiation date is the first day of the month following the end of the deferral period. The first payment is due on the first day of the third month after the month of the payment initiation date.

2. The project sponsor will be offered the following two options for repaying interest that accrues during the deferral period.
 - a. Lump sum payment of accrued interest on the payment initiation date.
 - b. Addition of the accrued interest to the principal amount on the payment initiation date (capitalization of interest).

B. Payment Frequency

Payment of principal and interest will be due quarterly on the first day of the payment month, unless the Authority otherwise specifies monthly payments for certain loans.

C. Payment Provisions

The Project Sponsor is responsible for repaying the loan according to the payment schedule shown in the loan agreement. The amount of the installments in such schedule will only be changed if the loan amount changes. All disbursements made after the Payment Initiation Date will be considered to have been made on the Payment Initiation Date for purposes of repayment. If the final disbursement occurs after one or more payments have been made and the full loan amount is not used, the Authority will calculate a new repayment schedule based on the final loan amount retroactive to the Payment Initiation Date and apply a simple credit for any overpayment to the next payment or payments due on the revised repayment schedule.

D. Late Charge on Overdue Payments

A late charge of 3% of the payment amount will be assessed on, and due with, any payment that is not received in the Office of Local Government by the 10th day of the payment month.

E. Payment Default

A payment default will be declared on any loan if the payment is not received within 30 days of the due date. If no payment has been received at the end of the 30th day, the Authority will activate procedures contained in the state legislation which provide for withholding state appropriations.

IX. LOAN CANCELLATION POLICIES

Since readiness to proceed is a dominant factor in securing a loan, substantial delays in initiating projects are not anticipated. However, with considerable needs for wastewater facilities, loan monies should be utilized for their intended purpose expeditiously, or be provided to other projects that can do this. Consequently, if the construction contract has not been executed within three months of the loan agreement date, the loan may be rescinded. Under extraordinary circumstances, the project sponsor may submit a time extension request for consideration by the Authority.

X. FINANCIAL REQUIREMENTS

The following identifies major financial requirements that apply to all loan recipients. Additional financial requirements and responsibilities governing loans from the Fund are

defined in the loan application package, the loan agreement and other program materials.

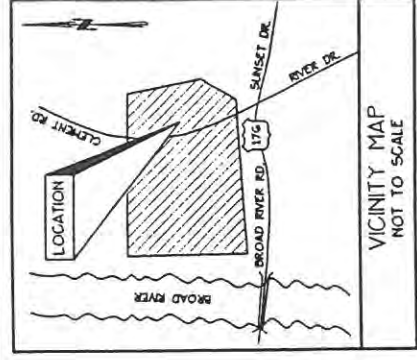
1. Each loan applicant must establish one or more dedicated repayment sources that contain sufficient revenues to operate and maintain the system and cover debt service payments for the duration of the loan. Dedicated sources of revenue may be user charges, special assessments, general taxes, or other sources available to the project sponsor.
2. All loan recipients must maintain separate project accounts in accordance with generally accepted governmental accounting standards. Unless otherwise directed by the Authority, these standards are defined as those contained in the U. S. General Accounting Office publication "Standards for Audit of Governmental Organizations, Programs, Activities and Functions".
3. Each loan recipient is required to conduct an annual audit and submit it to the Authority. Audit guidelines are set forth in the Single Audit Act of 1984, OMB Circular A-128 and the U. S. General Accounting Office's "Standards for Audit of Governmental Organization, Programs, Activities and Functions".
4. Each project sponsor must comply with all terms and conditions set forth in the legally binding loan agreement which will be executed between the loan recipient and the Authority. Among other things, the loan agreement will require the loan recipient to impose, collect and, if necessary to ensure repayment of the obligation according to the terms of the agreement, increase user charges, taxes or other dedicated revenue sources identified for the loan repayment.

APPENDIX E
SOUTH CAROLINA
GRANT PROGRAMS
FY 1999

Draft of April 6, 2000

TITLE: SANITARY SEWER SYSTEM LAYOUT

LOCATION: ROOSEVELT VILLAGE



- LEGEND:
- MANHOLE
 - - - - - EXIST. GRAVITY SEWER
 - — — — — NEW 8" GRAVITY SEWER
 - — — — — NEW 4" FORCE MAIN
 - PUMP STATION

PREPARED BY: **HPG**
and Company
 Consulting Engineers, Inc.
 400 GERVAIS ST.
 SUITE B
 COLUMBIA, S.C. 29201
 803/767-0235
 FAX 803/774-4341

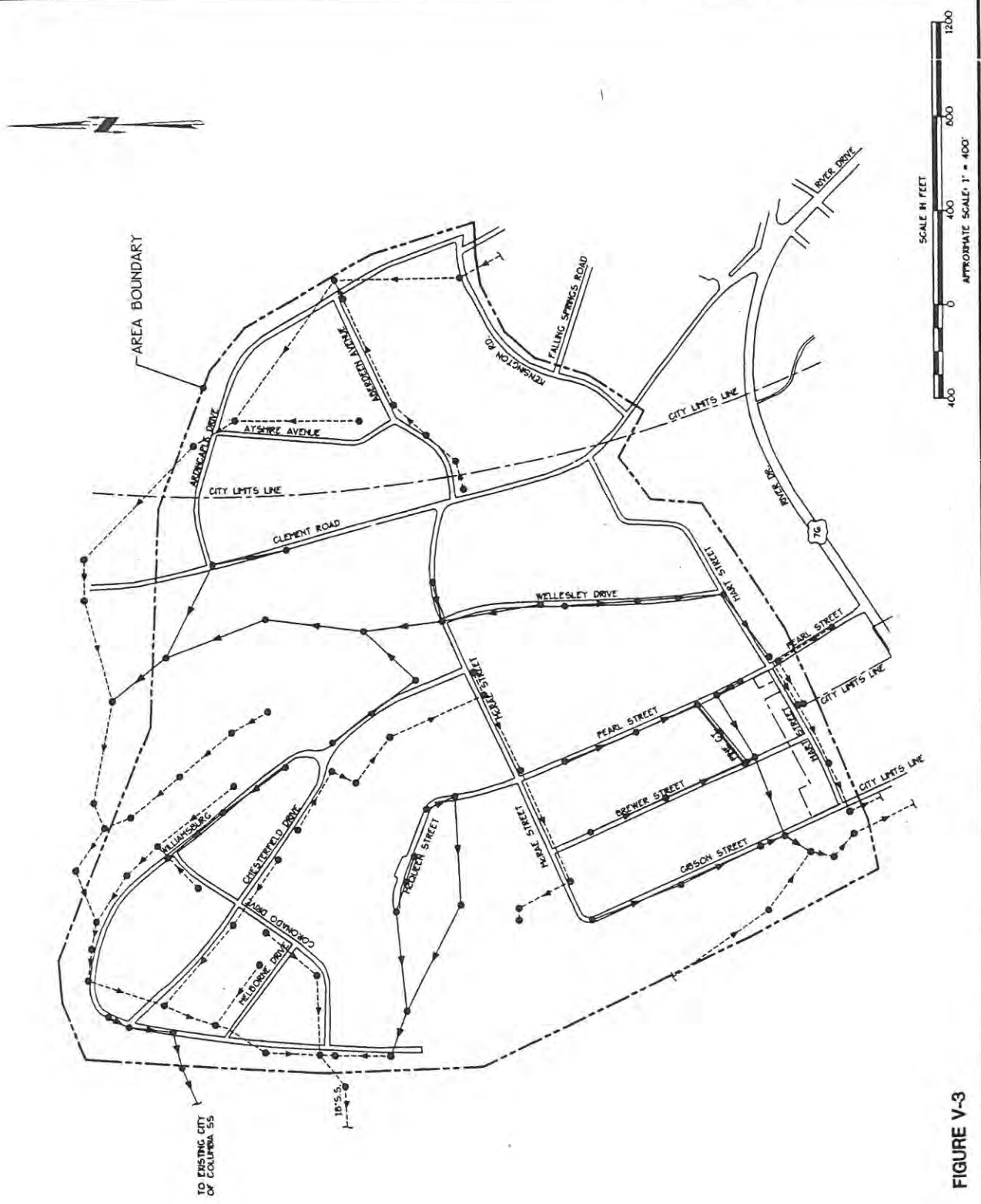
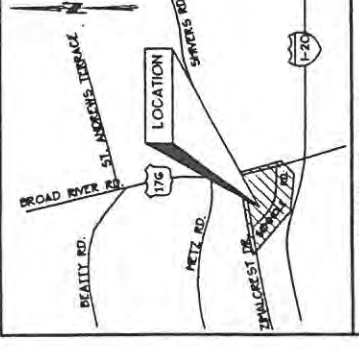


FIGURE V-3

Item# 2

TITLE: **SANITARY SEWER SYSTEM LAYOUT (PRELIMINARY)**
 LOCATION: **SEMINOLE ROAD**



VICINITY MAP
NOT TO SCALE

LEGEND:

- MANHOLE
- - - - - EXIST. GRAVITY SEWER
- — — — — NEW 8" GRAVITY SEWER
- — — — — NEW 4" FORCE MAIN
- PUMP STATION

PREPARED BY:

HPG
 and Company
 Consulting Engineers, Inc.
 400 CERVINS ST.
 SUITE B
 COLUMBIA, S.C. 29201
 803/725-0255
 FAX 803/779-4341

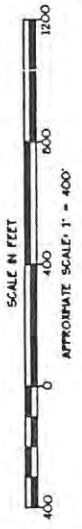
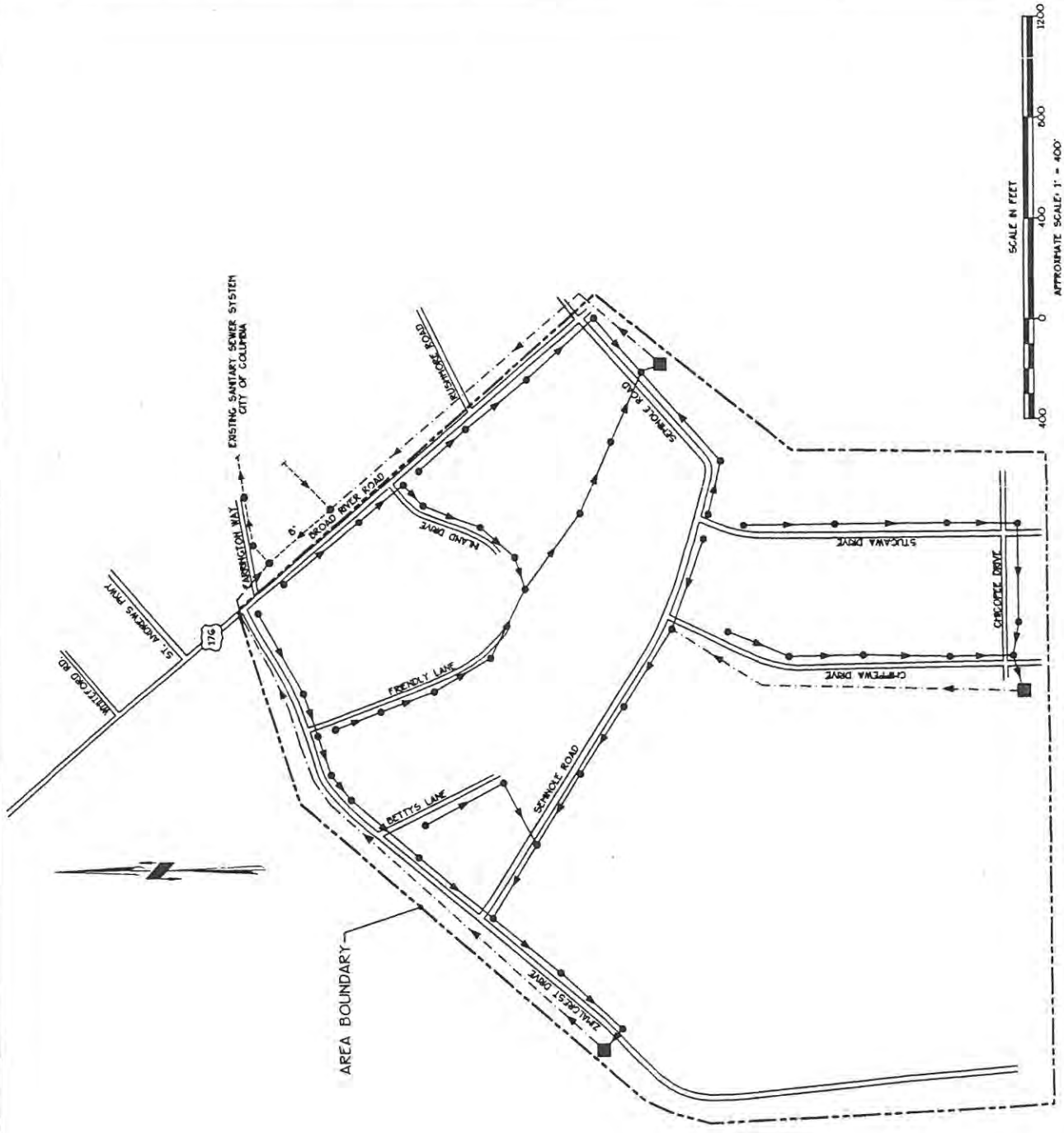


FIGURE VI-3

Item# 2

RICHLAND COUNTY SEPTIC TANK PROBLEM AREAS



Item# 2

Attachment number 1
Page 1 of 1

Richland County Council Request of Action

Subject

Parking in Residential and Commercial Zones of the County **[PAGES 120-125]**

Reviews

Richland County Council Request of Action

Subject: Define the vehicles subject to Section 17-10, Parking in Residential and Commercial Zones of the County.

A. Purpose

County Council is requested to approve the ordinance amendment that will more clearly define the vehicles prohibited from parking in residential and commercial zones of the County.

B. Background / Discussion

Section 17-10's definitions and substantive provisions are antiquated, they do not take into account gross vehicle weight ratings, and create confusion by focusing on the number of axles rather than the size and purpose of the vehicles sought to be regulated. There also is no active loading and unloading/delivery section or provision for vehicles that might otherwise be subject to the penalties in the ordinance that are in residential and commercial areas for purposes of providing temporary services, making repairs, or deliveries. The County has received citizen complaints regarding the current section based on the above concerns, which are addressed in this proposed revision, and the amendment is intended to clarify these numerous issues and make enforcement of section 17-10 more practical and uniform.

C. Legislative / Chronological History

On March 4, 2014, Council approved a motion sponsored by the Honorable Norman Jackson as follows:

“Revisit the ordinance on having commercial vehicles parked in neighborhoods or residential communities.”

D. Financial Impact

There is no financial impact associated with this request.

E. Alternatives

1. Approve the ordinance amendment that will more clearly define the vehicles prohibited from parking in residential and commercial zones of the County.
2. Do not approve the ordinance amendment that will more clearly define the vehicles prohibited from parking in residential and commercial zones of the County.

F. Recommendation

This recommendation was made by the Honorable Norman Jackson. This is a policy decision for Council.

Recommended by: Norman Jackson Department: County Council Date: March 4, 2014

G. Reviews

(Please replace the appropriate box with a ✓ and then support your recommendation in the Comments section before routing on. Thank you!)

Finance

Reviewed by: Daniel Driggers

Date: 3/11/14

Recommend Council approval

Recommend Council denial

✓ Recommend Council discretion

Comments regarding recommendation:

Recommendation based on no financial impact noted

Sheriff

Reviewed by: Deputy Chief Stephen Birnie

Date: 03/12/14

✓ Recommend Council approval

Recommend Council denial

Comments regarding recommendation: Recommend approval provided a perfecting amendment striking references to “right-of-way”. It is difficult for the enforcing deputy to determine where a “right-of-way” begins and ends. Insert “public street or roadway” as appropriate.

Legal

Reviewed by: Elizabeth McLean

Date: 3/18/14

Recommend Council approval

Recommend Council denial

Comments regarding recommendation: Policy decision left to Council’s discretion. As to Chief Birnie’s comments, I would recommend, if Council deems it necessary, adding the language suggested along with “right-of-way”. Right of way and roadway would be defined differently, with right-of-way giving more leeway.

Administration

Reviewed by: Warren Harley

Date:

✓ Recommend Council approval

Recommend Council denial

Comments regarding recommendation:

STATE OF SOUTH CAROLINA
COUNTY COUNCIL FOR RICHLAND COUNTY
ORDINANCE NO. ____ -11HR

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES; CHAPTER 17, MOTOR VEHICLES AND TRAFFIC; ARTICLE II, GENERAL TRAFFIC AND PARKING REGULATIONS; SECTION 17-10, PARKING IN RESIDENTIAL ZONES; **SO AS TO DEFINE VEHICLES SUBJECT THERETO.**

Pursuant to the authority granted by the Constitution and the General Assembly of the State of South Carolina, BE IT ENACTED BY THE COUNTY COUNCIL FOR RICHLAND COUNTY:

SECTION I. The Richland County Code of Ordinances; Chapter 17, Motor vehicles and traffic; Article II, General traffic and parking regulations; Section 17-10 is hereby amended to read as follows:

Sec. 17-10. Parking in residential and commercial zones of the county.

(a) It shall be unlawful for a truck tractor, a semi-trailer ~~having more than two (2) axles~~, or a trailer ~~having more than two (2) axles~~ to be parked on any public street, road, or as otherwise prohibited by the Richland County Code of Ordinances in the unincorporated portions of the county which are or hereafter shall be designated as Rural Residential, Single-Family Residential, Manufactured Home, or General Residential under the Richland County Zoning Ordinance and the "Zoning Map of Unincorporated Richland County", as amended. For the purpose of this ~~section paragraph~~, the following definitions shall apply:

(1) *Truck tractor* means every motor vehicle designed and used primarily for drawing other vehicles; and not so constructed as to carry a load other than a part of the weight of the vehicle and the load ~~so~~ drawn.

(2) *Semi-trailer* means every vehicle ~~having more than two (2) axles~~, with or without motive power, ~~other than a pole trailer~~, designed for carrying persons or property and for being drawn by a motor vehicle; and ~~so~~ constructed that some part of its weight and that of its load rests upon or is carried by another vehicle.

(3) *Trailer* means every vehicle ~~having more than two (2) axles~~, with or without motive power, ~~other than a pole trailer~~, designed for carrying persons or property and for being drawn by a motor vehicle; and ~~so~~ constructed that no part of its weight rests upon the towing vehicle.

(4) *Vehicle* means every device in, upon, or by which a person or property is or may be transported or drawn upon a highway, except devices moved by human power or used exclusively upon stationary rails or tracks.

(5) *Motor Vehicle* means every vehicle which is self-propelled, except mopeds, and every vehicle which is propelled by electric power obtained from overhead trolley wires, but not operated upon rails.

(b) Except as is provided in subsection (c), below, it shall be unlawful for any truck tractor, semi-trailer or trailer to be parked, stored or located on a lot in any residential zoning district in the unincorporated areas of the county [except for those parcels that are five (5) acres or greater in the (RU) Rural zoning district] unless such truck tractor, semi-trailer or trailer is parked, stored or located in an enclosed garage or in a carport at the residence where it is parked, stored or located.

(c) Active loading, unloading and service provision exception: Notwithstanding subsection (a) and (b), above, truck tractors, semi-trailers or trailers that are in active use in the provision of a service or delivery or removal of property or material at or from a residence in a residential zoning district may park on the public street, road, right-of-way or lot at which the service is being provided or the delivery or removal is being made, for only the duration of the service provision or delivery or removal as provided for herein. For purposes of this section, "active loading or unloading" shall include, but not be limited to, the delivery or removal of furniture, yard trash or debris, household or building

materials, tangible personal property and the like, evidenced by the active involvement (e.g., the loading, unloading, service provision or supervision thereof) of the owner, operator, delivery personnel, service provider, or other person responsible for parking or causing to be parked the truck tractor, semi-trailer or trailer while the truck tractor, semi-trailer or trailer is parked on the public street, road, right-of-way or lot subject to this section. For purposes of this section, "active loading and unloading" does not include parking or "staging" a truck tractor, semi-trailer or trailer, leaving the same unattended and then engaging in loading, unloading, removal or service provision at a subsequent point.

~~(b)~~(d) It shall be unlawful for an ~~n-automobile, vehicle~~, motor vehicle, or wheeled conveyance of any kind required by law to be licensed that is unlicensed, or is displaying an expired or invalid licenses to be parked on any public street, road, or right-of-way or as otherwise prohibited by the Richland County Code of Ordinances in the unincorporated portions of the county which are or hereafter shall be designated as Rural Residential, Single-Family Residential, Manufactured Home, or Multi-Family Residential under the Richland County Zoning Ordinance and the "Zoning Map of Unincorporated Richland County," as amended.

~~(e)~~(e) All motor vehicles ~~and~~ or trailers without a valid state-issued license plate permitting operation on public roads and highways, which are stored, parked or located on a lot in any zoning district in the unincorporated areas of the county, except for those parcels that are five (5) acres or greater in the (RU) Rural zoning district, are required to be kept in a garage, carport, or protected from the elements by a fitted cover; provided, however, in the case of a vehicle protected from the elements by a cover, such vehicle shall not be visible from the public right-of-way. Licensed automobile dealerships, persons licensed to conduct businesses involving storage and sale of junk and scrap, trailers utilized as temporary structures in conjunction with construction activities, and vehicles used in agricultural operations and which are not operated on the public roads and highways are exempt.

~~(d)~~(f) Any motor vehicle ~~and~~ or trailer that is not capable of operating in accordance with South Carolina law ~~and~~ or capable of moving under its own power (even if it has a valid state-issued license plate permitting operation on public roads and highways) shall not be stored, parked, or located on a lot in any residential or commercial zoning district in the unincorporated areas of the county (except for those parcels that are five (5) acres or greater in the (RU) Rural zoning district) for more than a single period of thirty (30) consecutive days during any calendar year unless it is kept in an enclosed garage, in a carport, or protected from the elements by a fitted cover; provided, however, in the case of a vehicle protected from the elements by a cover, such vehicle shall not be visible from the public right-of-way.

~~(e)~~(g) *Penalties.* Unless otherwise prescribed by law, any owner of a motor vehicle and/or trailer violating the provisions of this section shall be deemed guilty of a misdemeanor.

~~(f)~~(h) *Administration and enforcement.* The Sheriff of Richland ~~the e~~ County shall be authorized to enforce the provisions of this section and to engage a towing service to remove any vehicle parked in violation of these regulations, provided the cost of towing services shall be charged to the registered owner of any vehicle so removed.

SECTION II. Severability. If any section, subsection, or clause of this ordinance shall be deemed to be unconstitutional or otherwise invalid, the validity of the remaining sections, subsections, and clauses shall not be affected thereby.

SECTION III. Conflicting Ordinances Repealed. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION IV. Effective Date. This ordinance shall be effective from and after _____.

RICHLAND COUNTY COUNCIL

BY: _____
Norman Jackson, Chair

ATTEST THIS THE _____ DAY

OF _____, 2014

Clerk of Council

First Reading:
Second Reading:
Public Hearing:
Third Reading:

Richland County Council Request of Action

Subject

Sustainability Policy [**PAGES 126-130**]

Reviews

Richland County Council Request of Action

Subject: Sustainability Policy

A. Purpose

County Council is requested to approve a Sustainability Policy to further define sustainability as a core value for Richland County.

B. Background / Discussion

Richland County Council passed the Regional Sustainability Plan 9/11/2012 in partnership with Lexington County and the City of Columbia. The plan outlines over 160 recommendations, many of which require policy direction from Richland County Council.

On 1/24/2014, County Council discussed the creation of a Sustainability Policy Advisory Board at Council Retreat. It was recommended the Sustainability Manager present Richland County Council with a sustainability policy recommendation for discussion. A sustainability policy is a best management practice for local governments to define a comprehensive strategy for sustainability.

Richland County South Carolina seeks to attain and maintain a state of leadership in the State of South Carolina as an environmental steward that strives to proactively and effectively manage its impact on energy, water, and other natural resources. The County is obligated to ensure full compliance with all applicable local, state, and federal environmental laws and regulations. Therefore, it is the policy of Richland County Council that institutions, and affiliated entities, shall establish sustainable development and resource management, or “sustainability”, as a core value of county operations, planning, capital construction, and purchasing practices.

Budgetary constraints, capital improvement and modernization requirements, and training and management needs required to facilitate the implementation of these sustainable practices are limiting factors and, as such, the County shall pursue the appropriate legislation and funding to implement this policy. In addition, the County values Return on Investment (ROI) as a factor in institutional resource planning and decision making and requires a ROI calculation for any new project. Richland County is committed to the assessment of the environmental impacts associated with county activities and services, and will develop and track measures of that progress.

County Council delegates authority to Richland County’s Administrator to implement the following sustainable practices to apply to County entities:

Integration of Sustainability Principles: Systematically incorporate sustainability throughout the County by integrating the policy goals into County procedures, administration, and engagement. The Sustainability Manager shall be responsible for implementation of this policy.

Master Planning: Sustainability principles related to infrastructure, natural resources, site development, and community impact shall be incorporated into comprehensive master plans.

Design and Construction: Capital project planning, design and construction processes shall meet statutory energy and water efficiency requirements and deliver energy, water, and materials efficient buildings and grounds that minimize the impact on and/or enhance the site and provide good indoor environmental quality for occupants. Richland County shall develop an energy efficient building policy for new building construction and major renovations. The County shall evaluate existing County infrastructure and pursue energy efficient upgrades when possible.

Operations and Maintenance: The operation and maintenance of buildings and grounds shall meet or exceed statutory requirements to reduce energy and water use, provide the best possible air quality and provide standardized operating levels, improve staff productivity, and minimize materials use. Further, priority shall be given to the purchase and installation of high-efficiency equipment and facilities as part of an ongoing sustainability action plan following life cycle cost guidelines where applicable.

Climate Change Mitigation and Renewable Energy: The County shall develop an active plan to reduce carbon emissions based on 2009 standards.

Transportation: The County shall assess the current county vehicle fleet and shall develop a plan to increase fuel efficiency, promote alternative fuel vehicle use, and decrease total fossil fuel emissions. The county shall promote multimodal transportation choices designed to reduce carbon emissions and dependency on single occupant vehicles.

Recycling and Waste Management: The County shall develop policies and programs that work toward achieving zero waste and set a goal to recycle 25% of waste materials by volume in County buildings by 2020.

Environmentally Preferable Purchasing (EPP): Any purchasing shall, to the extent practicable, improve the environmental performance of its supply chain with consideration given to toxicity, recycled content, energy and water efficiency, rapidly renewable resources, and local production and shall also promote the use of historically underutilized businesses.

The County Administrator shall develop and implement best practices, guidelines, and implementation plans necessary to achieve the goals of this policy to the constituent institutions and affiliated entities. This policy shall be reviewed every two (2) years by the County Administrator, and any necessary revisions and modifications shall be recommended to County Council for its consideration.

"Duke." *Sustainability : Policy*. N.p., n.d. Web. 07 Apr. 2014.

Meadors, James. "Welcome to an Engaged Community." *Charleston, SC*. City of Charleston, South Carolina, n.d. Web. 10 Sept. 2013.

Ullman, Maggie. "Sustainability." *Sustainability*. City of Asheville, North Carolina, n.d. Web. 30 Jan. 2014

"The UNC Policy Manual." *The UNC Policy Manual*. N.p., n.d. Web. 07 Feb. 2014.

C. Legislative / Chronological History

- o In FY2013 Richland County Council created a position for a Sustainability Manager in Administration that is responsible for overseeing the direction and coordination of the environmental sustainability activities for Richland County.
- o Richland County Council passed a regional sustainability plan in 2013. The plan outlines over 160 recommendations, many of which require policy direction from Richland County Council.
- o On January 24th 2014 County Council discussed the creation of a Sustainability Policy Advisory Board at Council Retreat. It was recommended that the Sustainability Manager present Richland County Council with a sustainability policy recommendation for discussion.

D. Financial Impact

Budgetary constraints, capital improvement and modernization requirements, and training and management needs required to facilitate the implementation of these sustainable practices are limiting factors and, as such, the County shall pursue the appropriate legislation and funding to implement this policy as defined by Richland County Council. In addition, the County values Return on Investment (ROI) as a factor in institutional resource planning and decision making and requires an ROI calculation for any new project. Richland County is committed to the assessment of the environmental impacts associated with county activities and services, and will develop and track measures of that progress.

E. Alternatives

1. Approve the Sustainability Policy to further define sustainability as a core value for Richland County.
2. Do not approve Sustainability Policy to further define sustainability as a core value for Richland County.

F. Recommendation

It is recommended to approve the sustainability policy to further define Richland County’s commitment to incorporating sustainability into decision making. For sustainability to be long lasting and useful, it must be representative of and integrated into day-to-day County activities and performance. Defining goals that can be quantified and monetized create transparency that can be measured over time. A sustainability policy can help lean operations, creating efficiencies in operations and maintenance that can reduce costs over time.

Recommended by: Anna Lange

Department: Administration Date: May 5th 2014

G. Reviews

Finance

Reviewed by: Daniel Driggers

Date: 5/18/14

Recommend Council approval

Recommend Council denial

Comments regarding recommendation:

This is a policy decision for Council to review and provide direction on sustainability effort. If approved, the County Administrator would need to evaluate the level of implementation in relation to incremental cost as new projects are considered.

Legal

Reviewed by: Elizabeth McLean

Date: 5/19/14

Recommend Council approval

Recommend Council denial

Comments regarding recommendation: Policy decision left to Council's discretion.

Administration

Reviewed by: Warren Harley

Date:

Recommend Council approval

Recommend Council denial

Comments regarding recommendation:

Richland County Council Request of Action

Subject

High Performance Building Policy Options [**PAGES 131-138**]

Reviews

Richland County Council Request of Action

Subject: High Performance Building Policy Options

A. Purpose

County Council is requested to provide Administration with direction regarding Council's preference on developing a high performance building policy for County owned facilities.

B. Background / Discussion

Richland County Council passed the Regional Sustainability Plan 9/11/2012, outlining recommendations for energy efficiency in County facilities. The Regional Sustainability Plan for the Midlands includes Objective 2.5 "to adopt a green building resolution for current and future County buildings"; and Objective 2.8 "to improve the efficiency of County building stock". Council discussed the incorporation of high performance building design features into several capital improvement projects including the Decker Boulevard renovation and the Emergency Operations Center (EOC) 6/18/13. During County Council Retreat 1/24/2014 a high performance building policy for County buildings was considered as several major new construction and renovation projects were being discussed. These projects will have a significant impact on the County's energy portfolio.

The County owns approximately 80 facilities with a total floorspace of almost 2 million square feet that affect our natural environment, our economy, and the productivity and health of the workers and visitors who use these buildings. New building construction and renovation for County owned facilities currently falls under the minimum building standards required by the State and the 2009 International Energy Construction Code (IECC).

A building's initial construction costs represent only 20-30 percent of the building's entire costs over its 30 to 40 years of life. Currently, there is no requirement to consider entire building cost or "life cycle costs" of County facilities in conjunction with initial capital costs to optimize performance. Incorporating energy and environmental standards for construction, rehabilitation, and maintenance of County buildings can improve the County's capacity to design, build, and operate high performance buildings and create skilled jobs. Many county buildings are operational for decades, increasing the need for designing energy efficient facilities.

High performance buildings provide occupants and visitors with a healthier and more productive environment; this increase in worker productivity can produce enormous economic benefits as worker salaries are historically an organization's largest expense. Investing in sustainable design features, such as energy- and water-efficiency measures, can considerably increase the resale value of a property because it lowers annual costs and, therefore, makes a building more profitable for the new owner.

Both the State of South Carolina and the City of Charleston have passed a high performance building policy for new building construction and major renovations for City and State owned facilities. Please see Attachment 1 and 2 for more information and comparisons of different high performance building standards.

Once a policy is selected, the Sustainability Manager shall develop and implement a process to monitor and evaluate the energy and environmental benefits.

The Sustainability Manager shall submit a report annually regarding major facility projects to County Council that includes:

- The buildings and building types designed to meet this standard;
- The certification level of each building designed, constructed, or renovated;
- Actual savings in energy costs;
- An outline of all environmental benefits, including, but not limited to, water resources savings and the reduction of waste generation;
- The ability of buildings to continue to operate at the standard to which it was originally certified;
- Any conflicts or barriers that hinder the effectiveness of program

Definitions

- 1) "High-performance building" means a building designed to achieve integrated systems design and construction so as to significantly reduce or eliminate the negative impact of the built environment.
- 2) "Major facility project" means:
 - (i) a County-funded new construction building project in which the building to be constructed is larger than five thousand gross square feet;
 - (ii) a County-funded renovation project in which the project involves more than fifty percent of the replacement value of the facility or a change in use; or
 - (iii) a County-funded commercial interior tenant fit-out project that is larger than seven thousand five hundred square feet of leasable area.
 - (iv) a County-funded mixed use building in which the temperature controlled portion is larger than five thousand gross square feet;
- 3) "Major facility project" does not mean:
 - (i) a building, regardless of size, that does not have conditioned space as defined by Standard 90.1 of the American Society of Heating, Refrigerating and Air-Conditioning Engineers;

C. Legislative / Chronological History

Richland County Council passed the Regional Sustainability Plan *9/11/2012*, outlining recommendations for energy efficiency in County facilities.

During County Council Retreat *1/24/2014*, a high performance building policy for County buildings was discussed as several major new construction and renovation projects were being considered.

D. Financial Impact

The actual financial impact is not easily calculated due to the complexity of the variables. However, some estimates are laid out in Attachment 2.

E. Alternatives

Provide guidance to staff on the alternative(s) Council wishes to pursue:

- 1) Model the policy of the State of South Carolina to require that all major facility projects (as expressed in the definition section) for County owned facilities must meet the LEED Silver standard or better, with certification that causes the project to be designed and constructed in a manner that achieves the lowest thirty-year life cycle cost.
- 2) Require that all major facility projects (as expressed in the definition section) for County owned facilities must meet the two Green Globes standard, or better, with certification that causes the project to be designed and constructed in a manner that achieves the lowest thirty-year life cycle cost.
- 3) Require that all major facility projects for County owned facilities meet the ENERGY STAR Certification Rating, and strive to meet LEED or Green Globes certification to achieve the lowest thirty-year life cycle cost when funding allows.

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- 4) Require that all major facility projects for County owned facilities meet the ASHRAE 189.1 Standard that causes the project to be designed and constructed in a manner that achieves the lowest thirty-year life cycle cost.
- 5) Take no action.

F. Recommendation

- While alternates 1-4 all focus on better buildings, there are several differences that are notable to mention. If water and energy efficiency are council’s priority at the least cost, ENERGY STAR certification is provides a solid foundation. Alternatives 1 and 2 are very similar to each other and are often interchangeable in high performance building policies. Both 1 and 2 have certain point sections associated with energy and water efficiency but also focus on other factors that are not associated with energy including performance, building materials, etc. ASHRAE 189.1 is a strict standard that offers little flexibility and is designed as a code requirement. Alternative 3 is recommended as this option pursues energy and water efficient facilities at minimal cost while also allowing flexibility in design. ENERGY STAR creates healthy facilities with a focus on indoor air quality. While ENERGY STAR is not the leader in high performance buildings, it is a best first step to transitioning to efficient building infrastructure.

Recommended by: Anna Lange Department: Administration Date: May 5th 2014

G. Reviews

Finance

Reviewed by: Daniel Driggers Date: 5/15/14
 Recommend Council approval Recommend Council denial
 Comments regarding recommendation:

Support Services

Reviewed by: John Hixon Date:
 Recommend Council approval Recommend Council denial
 Comments regarding recommendation: Recommend approval of alternative #3 as well. This alternative has the greatest payback to the county in real energy savings and reduced greenhouse emissions for an added or remodeled facility.

It is important to remember that any facility added to our inventory will impact the overall operational budget and greenhouse emissions. The purpose is to make that addition as efficient with as little negative impact as possible on the citizens and environment.

Just for background information, we have been operating under the Administrators Directive for Air Quality Awareness and Improvement Policies since 9/16/10. As it relates to facilities this policy directs that we landscape new construction in a manner to reduce power equipment use, directs facility temperature settings for power and emissions reduction, and prohibits the use of appliances that are not county approved. On 12/22/10 Administration approved a policy that directs that departments requesting to add office equipment must provide justification as to how this will improve their ability to enhance the completion of their mission. This policy also states that all equipment replaced or added must be “Energy Star” or equivalently rated. We continue to ensure that when HVAC equipment, lighting, and plumbing fixtures are changed out due to attrition or remodel projects, they are replaced with the most efficient equivalent replacement available. In following this plan we have been successful in offsetting the electricity increases over the past 4 years that equate to about 24%.

Item# 5

Legal

Reviewed by: Elizabeth McLean

Date: 5/16/14

Recommend Council approval

Recommend Council denial

Comments regarding recommendation: Policy decision left to Council's discretion.

Administration

Reviewed by: Warren Harley

Date:

Recommend Council approval

Recommend Council denial

Comments regarding recommendation:

Attachment 1: Examples of jurisdictions with internal High Performance Building Policies.

Entity	Location	Standard	Building Type
State Government	SC	LEED Silver/ 2 Green Globes	New Construction/ Renovations
City of Charleston	SC	LEED Certified	New Construction/ Renovations
Navy	US Govt.	LEED Gold	New Construction/ Renovations
Army	US Govt.	189.1 aspects	New Construction/ Renovations
Department of Defense	US Govt.	LEED Siler	New Construction/ Renovations
City of Asheville	NC	LEED Gold/ Silver	New Construction/ Renovations
Durham County	NC	LEED Gold/ Silver	New Construction/ Renovations
Town of Chapel Hill	NC	LEED Silver	New Construction/ Renovations
State Government	NC	ASHRAE 90.1-2004/Energy Star Appliances	Existing and New Construction
City of Alanta	GA	LEED Silver	New Construction/ Renovations
City of Chamblee	GA	LEED Certified/ 1 Green Globe	New Construction/ Renovations
State Government	GA	ASHRAE 90.1-2004/Energy Star Appliances	New Construction/ Renovations
Athens-Clark County	GA	LEED Certified	New Construction/ Renovations
City of Knoxville	TN	LEED Energy Star	New Construction/ Renovations
State Government	TN	Energy Star	All office equipment, appliances, lighting, and heating and cooling systems

Attachment 2: High Performance Building Standards

• **Energy Star**

Energy Star is a government program administered by the U.S. Environmental Protection Agency (EPA) and the U.S. Department of Energy (DOE). For labeling commercial buildings, Energy Star evaluates conformance to energy and water efficiency. To earn the Energy Star Label, a building must achieve a score of at least 75 on a 0-100 point scale. A rating of 75 indicates that a particular building is performing more efficiently than 75% of buildings in its class. Richland County currently uses Energy Star Portfolio Manager to track energy efficiency projects from the Energy Efficiency and Community Block Grant.

Cost Evaluation: According to the Environmental Protection Agency, Energy Star buildings use an average of 35% less energy and emit 35% fewer greenhouse gas emissions, more than offsetting nominal initial cost increases. Reductions are greater with building starting with a low energy performance score. When certified, the effective rent of Energy Star facilities is 6.5% higher and the transaction price for Energy Star buildings is 12.9% higher. (EPA). For every dollar spent on energy efficiency gross energy savings would yield two dollars in return (ACEEE).

• **LEED**

LEED (Leadership in Energy and Environmental Design) is a product of the U.S. Green Building Council (USGBC). LEED's Green Building Rating System is a points-based, national standard for developing high performance commercial buildings. Unlike Energy Star, which focuses on energy usage, LEED evaluates building performance in these green design categories:

- sustainable sites
- water efficiency
- energy and atmosphere
- materials and resources
- indoor environmental quality
- innovation and design process, and use of a LEED-accredited designer

Depending on its performance in these categories, a building can be LEED certified in four levels of achievement: certified, silver, gold, and platinum. Like Energy Star, LEED has benefits for the building owner. These include recognition of quality buildings and environmental stewardship, and third-party validation of achievement. The LEED Silver rating has been used by State facilities in South Carolina since 2006. Energy Star products can be used in LEED buildings, and use Energy Star's tools, such as Portfolio Manager, to measure a LEED-certified building's energy performance. Please note that LEED compliance is no guarantee of an energy efficient building.

Cost Evaluation: LEED buildings report a 20% life cycle cost reduction with as little as a 2-5% initial cost increase for LEED Silver and Gold certification. When certified the effective rent of LEED facilities is 5% higher and the transaction price for LEED buildings is 11% higher. (Fuerst)

• **Green Globes**

Green Globes is an online green building rating and certification tool. The Green Building Initiative ("GBI") oversees Green Globes in the United States. GBI is an accredited standards developer under the American National Standards Institute (ANSI). Green Globes is similar to LEED in evaluating building performance, but is structured as a self-assessment to be done in-house using a project manager and design team. The system is questionnaire-based using an online tool so users can see how they are scoring.

Cost Evaluation: Lifecycle benefits are comparable to LEED, however the transaction price for Green Globes buildings was noted at only 2-5% higher. Green Globes may have a reduced administrative cost due to the ease of access to the online tools.

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• **ASHRAE 189.1** (American Society of Heating, Refrigerating and Air Conditioning Engineers)

Similar to LEED, Standard 189.1 covers site sustainability, water use efficiency, energy efficiency, indoor environmental quality and the building's impact on the atmosphere, materials and resources and construction and plan for operation. The standard is not a design guide or a rating system, thus limiting flexibility. Green building rating systems have been developed for implementation as a voluntary system many optional credits allow focus on the green building aspects that are most important to the user. Unlike this, standard 189.1 is based on mandatory requirements that establish a baseline for high-performance-buildings.

Cost Evaluation: Through performance or prescriptive paths, ASHRAE 189.1 energy performance standard is designed to provide at least a 30 percent energy improvement over ASHRAE Standard 90.1-2007.

Richland County Council Request of Action

Subject

Update Floodplain Ordinance in conjunction with the new countywide Flood Insurance Rate Maps (FIRM) [**PAGES 139-153**]

Reviews

Richland County Council Request of Action

Subject: Update Floodplain Ordinance in conjunction with the new countywide Flood Insurance Rate Maps (FIRM).

A. Purpose

County Council is requested to approve an ordinance amendment in Chapter 26 of the Richland County Code of Ordinance in regards to floodplain management.

B. Background / Discussion

Richland County participates in the National Flood Insurance Program (NFIP) which allows property owners to purchase flood insurance through the Federal Emergency Management Agency (FEMA). FEMA has been conducting a new countywide Flood Insurance Study (FIS) and is developing the associated Flood Insurance Rate Map (FIRM) for Richland County. With these new County-wide maps, the review of the County Ordinance for compliance with FEMA standards was completed. Updates shown in the attached Ordinance include those required to remain in compliance with the NFIP upon the adoption of the new FIRM. Upon the completion of the study process, public notices, and map finalization, another ROA will be submitted to Council to update the effective date of the FIS and associated FIRM. The expected time frame for the next ROA is Summer 2015.

In addition to participating in the NFIP which allows citizens to purchase flood insurance, Richland County also participates in the Community Rating System (CRS). CRS is a voluntary incentive program that recognizes and encourages community floodplain management activities that exceed the minimum NFIP requirements. In 2011, the NFIP completed a comprehensive review of the CRS which resulted in the 2013 release of a new CRS Coordinator's Manual. The County's recertification visit is scheduled for October 2014. This will be the first recertification for Richland County utilizing the new 2013 manual. Updating the Substantial Improvement/Damage section of the current ordinance would provide up to an additional 100 CRS points in regards to the substantial damage/improvement criteria.

The County's current definition of substantial improvement is any reconstruction, rehabilitation, addition, or other improvement of a structure, in which the cost equals or exceeds 50% of the market value of the structure. Substantial damage is damage of any origin sustained by a structure whereby the cost of restoring the structure equals or exceeds 50% of the market value of the structure.

The proposed update to the Substantial Improvement/Damage ordinance includes limiting the previous improvement or repair calculation to 10 years and to reduce the percent calculation from 50% to 40% of the current market value of the structure.

The current ordinance interpretation is to include all previous improvements and damages in the calculations to determine whether a structure has been substantially improved or damaged. By incorporating a limited 10-year time frame, the County will reduce the time and amount of improvements utilized to determine whether a structure has been substantially improved or

damaged and can receive additional CRS points. With the associated reduction in the overall timeframe of the calculation for substantial improvement/damage, incorporating a lower threshold for the percentage should not have an impact on the community and will also provide additional CRS points.

Other proposed changes include updating references to current manuals and updating references to other sections of the County Ordinance.

C. Legislative / Chronological History

This is a staff-initiated request. Therefore, there is no legislative history.

D. Financial Impact

There is no direct financial impact associated with approval of this request. There is, however, possible financial impact to the citizens of Richland County based on the outcome of this request.

If the required changes are not incorporated for compliance with the NFIP guidelines, the County could be removed from the program, and its citizens would not be able to purchase flood insurance through FEMA. Richland County citizens could be severely limited in their purchase options, may not be able to find affordable insurance, and therefore not meet the conditions of federally backed mortgages on structures located in the floodplain.

Incorporation of these changes would maintain the County's compliance with the NFIP, could increase the total CRS points, and thereby increase the percentage of direct, automatic discounts on the flood policies of Richland County citizens.

E. Alternatives

1. Approve the request to amend select ordinances in Chapter 26 of the Richland County Code of Ordinance.
2. Do not approve the request to amend select ordinances in Chapter 26 of the Richland County Code of Ordinance.

F. Recommendation

It is recommended that Council approve the request to modify select ordinances in Chapter 26 of the Richland County Code of Ordinance in regards to floodplain management.

Recommended by: Ismail Ozbek, PE Department: Public Works Date: May 9, 2014

G. Reviews

Finance

Reviewed by: Daniel Driggers

Date: 5/8/14

Recommend Council approval

Recommend Council denial

Comments regarding recommendation:

Planning

Reviewed by: Tracy Hegler

Date:

Recommend Council approval

Recommend Council denial

Comments regarding recommendation:

Legal

Reviewed by: Elizabeth McLean

Date: 5/20/14

Recommend Council approval

Recommend Council denial

Comments regarding recommendation: Policy decision left to Council's discretion.

This ordinance would need to go before the Planning Commission.

Administration

Reviewed by: Sparty Hammett

Date: 5/21/14

Recommend Council approval

Recommend Council denial

Comments regarding recommendation:

STATE OF SOUTH CAROLINA
COUNTY COUNCIL FOR RICHLAND COUNTY
ORDINANCE NO. ___-14HR

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES; CHAPTER 26, LAND DEVELOPMENT; SO AS TO REMAIN IN COMPLIANCE WITH THE NATIONAL FLOOD INSURANCE PROGRAM UPON THE ADOPTION OF THE NEW FLOOD INSURANCE RATE MAP.

Pursuant to the authority granted by the Constitution and the General Assembly of the State of South Carolina, BE IT ENACTED BY THE COUNTY COUNCIL FOR RICHLAND COUNTY:

SECTION I. The Richland County Code of Ordinances, Chapter 26, Land Development; Article II, Rules of Construction/Definitions; Section 26-22, Definitions; “Substantial damage” is hereby amended to read as follows:

Substantial damage. Damage of any origin sustained by a structure whereby the cost of restoring the structure to its pre-damage condition would equal or exceed ~~fifty percent (50%)~~ forty percent (40%) of the market value of the structure before the damage occurred. Substantial damage also means flood-related damage sustained by a structure on two (2) separate occasions during a ten (10) year period for which the cost of repairs at the time of each such flood event, on the average, exceeds twenty-five percent (25%) of the market value of the structure before the damage occurred.

SECTION II. The Richland County Code of Ordinances, Chapter 26, Land Development; Article II, Rules of Construction/Definitions; Section 26-22, Definitions; “Substantial improvement” is hereby amended to read as follows:

Substantial improvement. Any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds ~~fifty percent (50%)~~ forty percent (40%) of the market value of the structure before the “start of construction” of the improvement. This term includes structures that have incurred “repetitive loss” or “substantial damage,” regardless of the actual repair work performed. Substantial improvement also means improvement on structure on separate occasions during a ten (10) year period for which the cost of total repairs over time exceeds forty (40%) of the market value of the structure.

SECTION III. The Richland County Code of Ordinances, Chapter 26, Land Development; Article III, Administration; Section 26-36, Richland County Public Works; Subsection (a), Powers and Duties Pursuant to this Chapter; is hereby amended to read as follows:

- (a) *Powers and duties pursuant to this chapter.*
- (1) *Engineering Division/Stormwater Management Division.* The Richland County Engineering Division and the Stormwater Management Division, under the direction of the Richland County Engineer, shall have the following powers and duties in administering and implementing Article VIII. of this chapter and other relevant laws and regulations pertaining to stormwater management and erosion and sediment control in Richland County:

Item# 6

- a. To review and approve/deny all plans for stormwater management to assure that all applicable requirements of this chapter have been satisfied.
 - b. To enforce all provisions of the stormwater management and erosion and sediment control provisions of this chapter and other relevant laws and regulations relating to stormwater management. (See Sections 26-64, 26-202 and 26-203 of this chapter).
 - c. To review and approve/deny all applications for land disturbance permits to assure that all applicable requirements of this chapter have been satisfied.
 - d. To interpret the terms and provisions of Section 26-64 and Article VIII. of this chapter.
- (2) *Flood coordinator.* The Richland County Flood Coordinator, under the direction of the Richland County Engineer, shall have the following powers and duties in administering and implementing Section 26-106 of this chapter and other relevant laws and regulations pertaining to floodplain management in Richland County:
- a. To review all applications for zoning and land disturbance permits within the FP Floodplain Overlay District to assure that all applicable requirements of this chapter have been satisfied.
 - b. To advise any applicant for a zoning and/or land disturbance permit within the FP Floodplain Overlay District that additional federal or state permits may be required and require that copies of any permits or permit applications for activities on the proposed site be provided and maintained on file with the flood coordinator.
 - c. To notify adjacent communities and the State Coordinator for the National Flood Insurance Program of the South Carolina Department of Natural Resources, Land, Water and Conservation Division, prior to any alteration or relocation of a watercourse, and to submit evidence of such notification to FEMA.
 - d. To prevent encroachments within floodways unless the certification and flood hazard reduction provisions of Section 26-106 of this chapter are met.
 - e. Where interpretation is needed as to the exact location of the boundaries of special flood hazard areas (for example, where there appears to be a conflict between a mapped boundary and actual field conditions), to make the necessary interpretation.

- f. When base flood elevation data of floodway data have not been provided in accordance with Section 26-106 of this chapter, to obtain, review, and reasonably utilize the best available base flood elevation data and floodway data available from a federal, state or other source at his/her discretion, in order to administer the provisions of Section 26-106 of this chapter and other relevant laws and regulations pertaining to floodplain management in Richland County.
- g. When a regulatory floodway has not been designated, the flood coordinator must require that no encroachments, including fill, new construction, substantial improvements, or other development shall be permitted within Zones AE and A1-30 on the community's FIRM, unless it is demonstrated by an engineer registered with the state, that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood at any point within the community more than one (1) foot.
- h. Mail annually a notice, ~~including a copy of the application of a development permit~~, to owners or occupants of structures within or touched by the regulatory floodplain areas, to provide information as to the status of the flood hazard for each property. This notice shall require that owners provide this notice ~~and a copy of the development permit~~ to subsequent purchasers of the property.
- i. To serve notices of violation, issue stop work orders, revoke or suspend permits and take corrective actions for violations of Section 26-106 of this chapter and other relevant laws and regulations pertaining to floodplain management in Richland County.
- j. To maintain all records pertaining to the administration of this ordinance and make these records available for public inspection.
- k. Review proposed development to assure that all necessary permits have been received from those governmental agencies from which approval is required by Federal or State law, including section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C 1334.

SECTION IV. The Richland County Code of Ordinances, Chapter 26, Land Development; Article IV, Amendments and Procedures; Section 26-61, Review in FP Floodplain Overlay District; is hereby amended to read as follows:

Sec. 26-61. Review in FP Floodplain Overlay District.

- (a) *Purpose.* A floodplain development permit is required in conformance with the provisions of this chapter (particularly Section ~~26-103~~ 26-106) prior to the commencement of any development activities in the FP Overlay District. The purpose of

this permit is to ensure that compliance with all regulations concerning floodplain development is achieved.

- (b) *Pre-application procedure.* No pre- application conference is required prior to applying for a floodplain development permit. Applicants are encouraged to call or visit the county's flood coordinator prior to requesting a floodplain development permit to determine what information is required for the application.
- (c) *Plan submittal.* Application for a floodplain development permit shall be made to the flood coordinator on forms furnished by the county and shall include all items required on that application. An application may be submitted by a property owner or authorized agent. The information submitted for the permit shall be certified by a land surveyor, engineer, or architect authorized by law to certify the required information and plans.
- (d) *Staff review.* The county flood coordinator shall review all applications for a flood development permit and approve or deny such applications. Approval or denial of a flood development permit shall be based on all applicable provisions of this chapter and the following relevant factors:
 - (1) The danger to life and property due to flooding or erosion damage;
 - (2) The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;
 - (3) The danger that material may be swept onto other lands to the injury of others;
 - (4) The compatibility of the proposed use with existing and anticipated development;
 - (5) The safety of access to the property in times of flood for ordinary and emergency vehicles;
 - (6) The costs of providing governmental services during and after flood conditions, including maintenance and repair of roads and bridges and public utilities and facilities such as sewer, gas, electrical and water systems; and
 - (7) The relationship of the proposed use to any comprehensive planning document for that area.
- (e) *Public notification.* No public notification is required for floodplain development permit issuance.
- (f) *Formal review.* No formal review is required for floodplain development permit review.
- (g) *Variances.* No variances are permitted from the regulations on floodplain development (Section ~~26-103~~ 26-106 of this chapter) pertinent to the issuance of a floodplain development permit.

- (h) *Appeals.* The Richland County Administrator shall hear and decide appeals from determinations made by the flood coordinator. Any owner who has received a decision from the coordinator may appeal this decision to the Richland County Administrator by giving notice of appeal in writing to the flood coordinator within twenty (20) days following issuance of the decision. In the absence of an appeal, the order of the flood coordinator shall be final. The Richland County Administrator shall hear an appeal within a reasonable time and may affirm, modify and affirm, or reverse the decision of the coordinator. Written record of the appeal decision shall be provided by the Richland County Administrator to the flood coordinator.
- (i) *Permit validity.* The effective date of a floodplain development permit shall be the date as stamped on the permit. Permits shall be valid only when signed by the flood coordinator. Any floodplain development permit issued shall become invalid if the authorized work is not commence within six (6) months after the issuance of the permit, or if the authorized work is suspended or abandoned for a period of six (6) months after the time of commencing the work, unless an extension has been granted in writing by the flood coordinator.
- (j) *Interpretation.* In the interpretation and application of this ordinance all provisions shall be considered as minimum requirements, liberally construed in favor of the governing body, and deemed neither to limit nor repeal any other powers granted under State law. This ordinance is not intended to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. However, where this ordinance and another conflict or overlap, whichever imposes the more stringent restrictions, shall prevail.

SECTION V. The Richland County Code of Ordinances, Chapter 26, Land Development; Article V, Zoning Districts and District Standards; Section 26-106, FP Floodplain Overlay District; Subsection (d), Standards in the Floodplain; Paragraph (1), General Standards; Subparagraph d.; is hereby amended to read as follows:

- d. *Anchoring.* All new construction and/or substantial improvements shall be designed and anchored to prevent flotation, collapse, or lateral movement of the structures.

SECTION VI. The Richland County Code of Ordinances, Chapter 26, Land Development; Article V, Zoning Districts and District Standards; Section 26-106, FP Floodplain Overlay District; Subsection (d), Standards in the Floodplain; Paragraph (1), General Standards; Subparagraph e.; is hereby amended to read as follows:

- e. *Materials/methods to be used.* All new construction and/or substantial improvements shall be constructed with flood resistant materials and utility equipment resistant to flood damage. All new construction and/or substantial improvements shall be constructed by methods and practices that minimize flood damages.

SECTION VII. The Richland County Code of Ordinances, Chapter 26, Land Development; Article V, Zoning Districts and District Standards; Section 26-106, FP Floodplain Overlay District;

Subsection (d), Standards in the Floodplain; Paragraph (2), Specific Standards; Subparagraph a., ; is hereby amended to read as follows:

- a. *Residential construction.* New construction ~~or~~ and substantial improvement of any residential structure (including manufactured homes) shall have the lowest floor elevated no lower than two (2) feet above the base flood elevation. No basements are permitted. Should solid foundation perimeter walls be used to elevate a structure, openings sufficient to facilitate the unimpeded movements of floodwaters shall be provided in accordance with subsection f. below.

SECTION VIII. The Richland County Code of Ordinances, Chapter 26, Land Development; Article V, Zoning Districts and District Standards; Section 26-106, FP Floodplain Overlay District; Subsection (d), Standards in the Floodplain; Paragraph (2), Specific Standards; Subparagraph b., Nonresidential Construction; is hereby amended to read as follows:

- b. *Nonresidential construction.* New construction ~~or~~ and substantial improvement of any commercial industrial, or nonresidential structure shall have the lowest floor (including basement), or mechanical and utility equipment, elevated no lower than two (2) feet above the level of the base flood elevation or be flood-proofed to a level no lower than two (2) feet above the level of the base flood elevation, provided that all areas of the building (including mechanical and utility equipment) below the required elevation are watertight with walls substantially impermeable to the passage of water, and use structural components having the capability of resisting hydrostatic and hydrodynamic loads and the effects of buoyancy. Should solid foundation perimeter walls be used to elevate a structure, openings sufficient to facilitate the unimpeded movements of floodwaters shall be provided in accordance with subsection f. below. A land surveyor, engineer, or architect authorized by law to certify such information shall certify that the standards of this subsection are satisfied. Flood-proofed structures shall have an approved maintenance plan with an annual exercise as required by FEMA. The maintenance plan must be approved by the flood coordinator and notification of the annual exercise shall be provided to same.

SECTION IX. The Richland County Code of Ordinances, Chapter 26, Land Development; Article V, Zoning Districts and District Standards; Section 26-106, FP Floodplain Overlay District; Subsection (d), Standards in the Floodplain; Paragraph (2), Specific Standards; Subparagraph f., Elevated Buildings; is hereby amended to read as follows:

- f. *Elevated buildings.* New construction ~~or~~ and substantial improvements of elevated buildings that include fully enclosed areas formed by foundation and other exterior walls and are used solely for the parking of vehicles, building access, or limited storage in an area other than a basement, and are subject to flooding, shall be designed to preclude finished space and shall be designed to automatically equalize flood forces on exterior walls by allowing for the entry and exit of floodwaters.

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1. *Designs for elevated buildings.* Designs for complying with this requirement must either be certified by a land surveyor, engineer, or architect authorized by law to certify such information, or meet the following minimum criteria:
 - [a] Provide a minimum of two (2) openings on different walls having a total net area of not less than one (1) square inch for every square foot of enclosed area subject to flooding;
 - [b] The bottom of all openings shall be no higher than one (1) foot above grade;
 - [c] Openings may be equipped with screens, louvers, valves, or other coverings or devices, provided they permit the automatic flow of floodwaters in both directions; and
 - [d] Fill placed around foundation walls shall be graded so that the grade inside the enclosed area is equal to or higher than the adjacent grade outside the building on at least one side of the building.
2. *Access to enclosed area.* Access to the enclosed area shall be the minimum necessary to allow for parking of vehicles (garage door) or limited storage of maintenance equipment used in connection with the premises (standards exterior door) or entry to the living area (stairway or elevator).
3. *Interior portion of enclosed area.* The interior portion of such enclosed area shall not be partitioned or finished into separate rooms, except to enclose a limited storage area. In addition, the interior portion must be void of utilities, except for essential lighting as required, and cannot be temperature controlled. One wet location switch and/or outlet connected to a ground fault interrupt breaker may be installed below the required lowest floor elevation as specified in subsections (d) (2) a., b., and d. above.
4. *Construction materials.* All construction materials below the required lowest floor elevation, as specified in subsections (d) (2) a., b., and d. above, shall be of flood resistant materials.

SECTION X. The Richland County Code of Ordinances, Chapter 26, Land Development; Article V, Zoning Districts and District Standards; Section 26-106, FP Floodplain Overlay District; Subsection (d), Standards in the Floodplain; Paragraph (2), Specific Standards; Subparagraph g., Temporary Structures; is hereby deleted in its entirety; and all remaining subparagraphs shall be re-alphabetized in correct chronological order.

~~g. *Temporary structures.* Certain types of temporary structures (e.g. fruit stands, construction site offices, portable toilets, etc.) may be situated temporarily on flood-prone property without having to comply with the elevation or flood-proofing criteria of subsections (d)(2)a. and b. above, respectively, provided that the following criteria are met:~~

~~1. *Temporary development permit procedure.* All applicants must submit to the flood coordinator, prior to the issuance of a temporary development permit, a written plan for the removal of any temporary structures or development in the event of a hurricane or flash flood warning notification. The plan shall be reviewed and approved in writing, and must include the following information:~~

~~[a] A specified time period that the temporary use will be permitted;~~

~~[b] The name, address, and phone number of the individual responsible for the removal of temporary structures or development;~~

~~[c] The time frame for removal of any structures in the event of a flooding event, with a minimum of seventy-two (72) hours before landfall of a hurricane or immediately upon flood warning notification;~~

~~[d] Unless movable by the owner, a copy of the contract or other suitable instrument with a trucking company to ensure the availability of removal equipment when needed;~~

~~[e] Designation, accompanied by documentation, of a location outside the floodplain where any temporary structure will be moved; and~~

~~[f] A plan to restore the area to its natural condition once the temporary permit expires or the temporary use is terminated, whichever is first.~~

~~2. *Structure mobility.* The structure is mobile, or can be made so, and is capable of being removed from the site with a maximum of four (4) hours warning.~~

~~3. *Time on property.* The structure will not remain on the property for more than one hundred and eighty (180) days.~~

SECTION XI. The Richland County Code of Ordinances, Chapter 26, Land Development; Article V, Zoning Districts and District Standards; Section 26-106, FP Floodplain Overlay District;

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Subsection (d), Standards in the Floodplain; Paragraph (2), Specific Standards; new Subparagraph g., Accessory Structures; is hereby amended to read as follows:

g. *Accessory structures.* ~~An accessory structure or garage, the cost of which is greater than \$1,000.00 must comply with the elevated structure requirements of subsection (d) (2) a. and b. above. When accessory structures of \$1,000.00 or less are to be placed in the floodplain, the following criteria shall be met: An accessory structure greater in value than ten thousand dollars (\$10,000) or a detached garage larger than a two-car garage (greater than 600 sq. feet), must comply with the construction requirements of subsection (d) (2) a. and b. above. When an accessory structure used for limited storage (valued at less than ten thousand dollars (\$10,000) or a two-car detached garage or smaller (600 square feet or less) are placed in the floodplain, the following criteria shall be met:~~

1. *Not for habitation.* Accessory structures shall not be used for human habitation (including work, sleeping, living, cooking, or restroom areas);
2. *Flood damage potential.* Accessory structures shall be designed to have low flood damage potential;
3. *Placement.* Accessory structures shall be constructed and placed on the building site so as to offer the minimum resistance to the flow of floodwaters;
4. *Anchoring.* Accessory structures shall be firmly anchored to prevent flotation, collapse, or lateral movement of the structure;
5. *Service facilities.* Service facilities, such as electrical and heating equipment, shall be installed in accordance with subsection (d) (1) f. above; and
6. *Openings.* Openings to relieve hydrostatic pressure during a flood shall be provided below base flood elevation in conformance with subsection (d) (2) f. above.

SECTION XII. The Richland County Code of Ordinances, Chapter 26, Land Development; Article V, Zoning Districts and District Standards; Section 26-106, FP Floodplain Overlay District; Subsection (f), Standards for Subdivision/Planned Development Community/Large-Scale Development Proposals; Paragraph (1), General; is hereby amended to read as follows:

- (1) *General.* ~~All subdivisions, planned development communities, and large-scale development proposals shall be consistent with the need to minimize or eliminate flood damage. Base flood elevation data provided through hydrologic and hydraulic modeling performed in accordance with FEMA standards showing that there is no rise in the base flood elevation for the community and no risk to human health and welfare shall be provided. All such developments shall be~~

~~designed so as not to create or increase the level of flooding existing at the time of development.—In all areas where base flood elevation data are not available, the applicant shall provide a hydrologic and hydraulic analysis that generates base flood elevations for all subdivision proposals and other proposed developments containing at least 50 lots or 5 acres, whichever is less. Another option to the development in place of modeling is to provide the entire flood area in deeded open space with no construction or development allowed unless a base flood elevation is determined in the future.~~

SECTION XIII. The Richland County Code of Ordinances, Chapter 26, Land Development; Article V, Zoning Districts and District Standards; Section 26-106, FP Floodplain Overlay District; Subsection (h), Standards for Levees; Paragraph (1), General Standards; is hereby amended to read as follows:

- (1) *General standards.* All levees protecting residential structures or nonresidential structures that are not flood-proofed shall be designed, constructed, and maintained to provide protection against the 500-year flood, plus three (3) feet of freeboard. Flood elevations shall be as shown on the latest Flood Insurance Rate Maps as determined by appropriate hydrologic methods. Any levee constructed or improved under this subsection shall also comply with the other applicable provisions of Section ~~26-203~~ 26-202 of this chapter.

SECTION XIV. The Richland County Code of Ordinances, Chapter 26, Land Development; Article V, Zoning Districts and District Standards; Section 26-106, FP Floodplain Overlay District; Subsection (h), Standards for Levees; Paragraph (2), Specific Standards; Subparagraph a., Design and Construction; is hereby amended to read as follows:

- a. *Design and construction.* Design and construction shall be in accordance with ~~latest edition of the~~ U.S. Army Corps of Engineers' Manual EM 1110-2-1913 ~~(31-March-1978)~~ Design and Construction of Levees. The design and construction of drainage systems within levees shall be in accordance with the ~~latest edition of the~~ U.S. Army Corps of Engineers' Manual EM 1110-2-1413 ~~(15-Jan-1987)~~ Hydrologic Analysis of Interior Areas. A South Carolina Registered Professional Engineer shall certify that he has been involved in the design, construction, and inspection phases and shall certify that the construction meets requirements of the Corps of Engineers.

SECTION XV. The Richland County Code of Ordinances, Chapter 26, Land Development; Article VIII, Resource Protection Standards; Section 26-202, Stormwater Management and SWPPs; Subsection (c), Requirements and Standards; Paragraph (3), Secondary Drainage Channel and Surface Requirements; Subparagraph d., Areas of Special Flood Hazard; is hereby amended to read as follows:

- d. *Areas of special flood hazard.* In areas of special flood hazard, final grading of all lots and building sites for new construction, or substantial improvement of residential structures, shall provide for elevation on fill, pilings, or earth filled curtain walls of the lowest habitable floor to at least

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two (2) feet above the 100-year flood elevation. Where fill is added to meet this requirement, the area two (2) feet above the 100-year flood elevation shall extend at least ten (10) feet from each side of the building pad. Certain types of structures are permitted within the floodplain if properly “flood-proofed” in compliance with Section ~~26-104 (d)~~ 26-106 (d) of this chapter and all applicable building code requirements.

SECTION XVI. The Richland County Code of Ordinances, Chapter 26, Land Development; Article VIII, Resource Protection Standards; Section 26-202, Stormwater Management and SWPPs; Subsection (c), Requirements and Standards; Paragraph (5), Design Criteria for Improvements; Subparagraph d., Levees; Clause 1., USACE Manuals; is hereby amended to read as follows:

1. *USACE Manuals.* Design and construction shall be in accordance with the latest edition of the USACE’s Manual EM 1110-2-1913 ~~(31 March 1978)~~ Design and Construction of Levees. The design and construction of drainage systems within levees shall be in accordance with the latest edition of the USACE’s Manual EM 1110-2-1413 ~~(15 Jan 1987)~~ Hydrologic Analysis of Interior Areas. A South Carolina Registered Professional Engineer shall certify that he/she has been involved in the design, construction, and inspection phases and shall certify that the construction meets requirements of the corps of engineers

SECTION XVII. Severability. If any section, subsection, or clause of this ordinance shall be deemed to be unconstitutional or otherwise invalid, the validity of the remaining sections, subsections, and clauses shall not be affected thereby.

SECTION XVIII. Conflicting Ordinances Repealed. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION XIX. Effective Date. This ordinance shall be enforced from and after _____, 2014.

RICHLAND COUNTY COUNCIL

BY: _____
Norman Jackson, Chair

ATTEST THIS THE _____ DAY

OF _____, 2014

Michelle Onley
Clerk of Council

First Reading:
Public Hearing:
Second Reading:
Third Reading:

Item# 6

Richland County Council Request of Action

Subject

Richland County Commission on Aging [**PAGES 154-158**]

Reviews

Richland County Council Request of Action

Subject: Richland County Commission on Aging

A. Purpose

Richland County Council is requested to develop a Richland County Commission on Aging.

B. Background / Discussion

On May 6, 2014, Council member Washington brought forth the following motion:

“With a growing aging population and growing county service needs. I move to develop Richland County Commission on Aging.”

According to the U.S. Census Bureau, South Carolina’s elderly population increased significantly from 2000 to 2010, and this trend is expected to continue as South Carolina’s elderly population is expected to double by the year 2030, with South Carolina’s senior population among the fastest growing in the nation.

The U.S. Census Bureau estimated Richland County’s 2012 population at 393,893, with 10.5% or 41,354 residents being 65 years of age or older. Given the statewide trends, the County’s elderly population will continue to grow.

In FY14, Richland County Council allocated \$302,406 in funding to Senior Resources to provide resources, programs and services to elderly adults in the Midlands. This same amount is recommended in FY15. Since 1983, the County’s contribution to Senior Resources has been dedicated solely to the benefit of Richland County’s seniors. Some of the resources, programs and services provided by Senior Resources are as follows:

- Foster Grandparent Program
 - Volunteers, aged 55 or older, who give care and attention to children with special needs, in sites such as Head Start programs, hospitals, shelters and schools. Volunteers serve 20 hours per week.
- Home Care
 - Provides services to individuals and families on a temporary or long-term basis by trained and experienced caregivers.
- Meals on Wheels
 - Delivers over 100,000 hot, noon day meals to eligible elderly, frail and homebound individuals on an ongoing basis each year.
- RSVP (Retired & Senior Volunteer Program)
 - Matches the talents and interests of people 55 and older to community volunteer needs.
- Senior Companions
 - Volunteers, aged 55 and older, who are trained to assist the elderly and homebound with essential services such as socialization, light meal preparation, accompaniment to appointments, and light household duties.
- Transportation
 - Provides transportation to qualified clients in Richland County in our Wellness Center programs and for community activities.

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- Wellness Center Programs
 - Hosts resource centers for older adults to participate in health screening, nutritional meals, exercise programs, outings, education programs and transportation.

Senior Resources, which was formed by Richland County over 40 years ago, assumes many of the duties and responsibilities of a Commission on Aging. Additional local resources for seniors in Richland County include the Capital Senior Center (Lourie Center) and the Richland County Recreation Commission. The Lourie Center provides physical fitness, cultural and educational programs for adults, ages 50 and up, on a daily basis. Although, the Lourie Center does accept memberships from residents in other Counties, the vast majority of their members reside in Richland County, as they are located in downtown Columbia, SC. Some examples of the opportunities available at the Lourie Center are as follows:

- Exercise Programs
 - Offers a fully equipped gym, circuit training equipment and a variety of professionally-led fitness classes (Yoga, Tai Chi, Aerobics, Pilates, etc...)
- Educational Classes
 - Provides cultural and educational classes, including art, craft, language, tours and travel opportunities.
- Social Events
 - Hosts Friday night dances and dance concerts with live music.
- Wheels
 - Wheels is a free community transportation program, available in the Five Points and Northeast areas for the elderly and disabled.

They were recommended for \$159,600 in funding for FY15. The funding history for Senior Resources and Capital Senior Center for the past five years is shown below:

Agency	2010 Adopted	2011 Adopted	2012 Adopted	2013 Adopted	2014 Adopted
Senior Resources	\$302,406.00	\$302,406.00	\$302,406.00	\$302,406.00	\$302,406.00
Capital Senior Center	\$159,600.00	\$159,600.00	\$159,600.00	\$159,600.00	\$159,600.00
Totals	\$462,006.00	\$462,006.00	\$462,006.00	\$462,006.00	\$462,006.00

The Richland County Recreation Commission provides a variety of programs and services for seniors. Some of the services and programs provided are as follows:

- Exercise programs
 - Provides a variety of leisure and fitness experiences for senior adults at their adult activity and community centers.
- Senior Luncheons
 - Provides opportunities for social events for senior adults at their adult activity and community centers.

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- Special Events
 - Provides educational resources and programs through special events for senior adults at their adult activity and community centers.

Richland County provides a dedicated millage annually to the Richland County Recreation Commission (RCRC). A funding history for the RCRC (not including debt service) is attached below. Funds for the senior services mentioned above come from this funding source.

Agency	2010 Adopted	2011 Adopted	2012 Adopted	2013 Adopted	2014 Adopted
RCRC	\$10,570,840	\$10,784,800	\$11,065,594	\$11,481,900	\$12,429,297

Additionally, The South Carolina Office on Aging and the Central Midlands Council of Government’s Regional Aging & Disability Advisory Committee work to identify the problems and needs of our elder population and implement programs designed to meet these problems and needs on a State and Regional level.

However, given the recent economic downturn, governmental budgetary restraints, potential lack of resources for our aging population and pursuant to Mr. Washington’s request, he recommends that we develop a Richland County Commission on Aging (Commission on Aging) to provide additional resources and services for the elderly population in Richland County.

Per the South Carolina Office on Aging, the primary role of a Commission on Aging is to identify the needs of our elder population and develop programs to meet those needs. Services provided the County’s Commission on Aging may include, but are not limited to:

- Local planning, program development, advocacy, and monitoring;
- Developing a plan for identifying the needs of the County’s elderly population;
- Working with the aging community to develop a solutions to the County’s elderly population’s needs; and
- Establishing and coordinating the activities of the Commission

Senior Resources, The Capital Senior Center (Lourie Center), the Richland County Recreation Commission, the South Carolina Office on Aging, and the Central Midlands Council of Government’s Regional Aging & Disability Advisory Committee all currently provide many of the aforementioned services. However, if these services are assumed by the proposed, to-be-created Richland County Commission on Aging, the aforementioned agencies could become partnering agencies, assisting the Commission in actively providing assistance and resources to the County’s growing elderly population. These potential partnerships may be effective in pooling all of the available resources together to improve the efficiency and effectiveness of senior services provided in Richland County.

At this time we are requesting direction from Council on how to proceed.

C. Legislative / Chronological History

Motion by Kelvin Washington on May 6, 2014.

D. Financial Impact

The cost to develop the Commission on Aging is unknown at this time until Council provides further direction to staff. Funding requirements would be based on the services Council wishes to provide, the partnership opportunities Council chooses, and various other factors.

For the past five fiscal years, \$2,310,030 has been provided by Richland County to Senior Resources and the Capital Senior Center.

It is unknown if the County would no longer fund these agencies, and dedicate the funds to the new Commission on Aging, or if some of the funds currently provided to these agencies would be diverted to the new Commission on Aging. Again, further direction from Council is needed to determine the financial impact..

E. Alternatives

1. Approve the motion to develop a Richland County Commission on Aging. If this alternative is chosen, Council should direct staff on what services should be provided by this organization, the types of partnerships to be undertaken, etc. Once obtained, staff can develop a budget / cost proposal / staffing assessment / etc.
2. Do not approve the motion to develop a Richland County Commission on Aging at this time.
3. Provide more funding to the aforementioned agencies, and direct that the funds be spent on certain programs chosen by County Council.

F. Recommendation

I move to develop a Richland County Commission on Aging.

Recommended by: Kelvin Washington Department: County Council Date: 5/6/14

G. Reviews

Finance

Reviewed by: Daniel Driggers

Date: 5/20/14

Recommend Council approval

Recommend Council denial

Comments regarding recommendation: This is a policy decision for Council. Approval would require the identification of budget funding

Legal

Reviewed by: Elizabeth McLean

Date: 5/21/14

Recommend Council approval

Recommend Council denial

Comments regarding recommendation: Policy decision left to Council’s discretion.

Administration

Reviewed by: Roxanne Ancheta

Date: May 21, 2014

Recommend Council approval

Recommend Council denial

Comments regarding recommendation: This is a policy decision of Council. Staff stands ready to implement whatever directives Council provides. As stated by the Finance Director, approval would require the identification of funds.

Richland County Council Request of Action

Subject

Report of Fire Advisory Committee

Reviews