

MINUTES OF REGULAR MEETING OF COMMISSIONERS OF LANCASTER COUNTY WATER & SEWER DISTRICT

A regular meeting of the Board of Commissioners of Lancaster County Water & Sewer District was held at Lancaster County Water & Sewer District's Administrative Office in the Conference Center Board Room at 6:30 p.m., on Tuesday, January 11, 2022, after due notice of the time, place, and purpose of such meeting.

Members Present: Gerald White, Doc Steele, Robert Barr, Mike Williams, Jimmy Deaton, Larry Hammond, Robert Harris, and Stephen White.

Members Absent: Sammie Harper

In addition, there were present: Brad Bucy, District Manager; Wes Carter, Operations Manager; Cayce Price, Administrative Assistant; Jim Sheedy and Susan Driscoll, District Legal Counsel.

Gerald White called the meeting to order at 6:32 p.m. and chaired the meeting.

Approval of Minutes

Gerald asked if there were any questions about or proposed changes to the November 9, 2021, Commission Meeting Minutes. Hearing none, he then asked for a motion to approve the November 9, Meeting Minutes. Robert Barr made a motion to approve. Stephen White seconded. All approved.

Election of Officers

Brad Bucy mentioned since it was the first meeting of the year, it was time again to elect officers of the Board of Commissioners. Gerald asked if there were any recommendations. Robert Harris recommended the existing officers continue to serve in their current positions. Gerald asked for a motion to approve the existing officers continuing service in their current positions for the upcoming year.

Robert Harris made a motion. Larry Hammond seconded. All approved.

Discussion of Gallo Utility Development Agreement and Modifications of Fort Lawn and City Agreements

Brad identified construction was well underway at the Gallo site in Fort Lawn. The District has been awarded an RIA Grant in the amount of \$2 million dollars in support of the Gallo utility project. Brad asked Jim to provide an update on the progress of the Utility Development Agreements and amendments to associated existing agreements. There was general discussion.

This was for information purposes only.

Approval of Engagement of Willdan for Water and Sewer Rate Study

Willdan last performed a water and sewer rate study for the District in 2016. They attended the planning conference along with First Tryon and presented the document. It's been six (6) years since this study was presented and recent cost escalations in all sectors of the economy provide the need to obtain a new study. Willdan is offering the same fee for the rate study, plus \$3,000 to perform a cursory review of the Capacity Fee Planning document which will be completed by LCWSD staff.

Robert Barr made a motion to approve the Willdan Water and Sewer Rate Study in the amount of \$43,000. Stephen White seconded. All approved.

Discussion of EDA Regional Wastewater Construction Bids and Approval of Materials Bid

Brad reminded the Board the project was originally bid on October 26th. The bids far exceeded the proposed budget. The construction bids were rejected at the November Board meeting and the project was re-scoped and re-advertised. Construction bids were received on December 16th and a Materials Bid was received on January 6th. Brad presented a summary of the original budget and the current budget for the project.

A 60-day bid acceptance period exists for the construction bids which expires February 16th. The Materials Bid documents give the District a seven (7) day window to award in an effort to get the best pricing. Staff recommends award of the Materials Bid to Ferguson in accordance with the Engineer's award letter as the lowest, responsive, responsible bid.

Larry Hammond made a motion to award the Materials Bid to Ferguson for the EDA Regional Wastewater Project in the amount of \$1,079,527.51. Mike Williams seconded. All approved.

Update of Catawba-Wateree River Basin Low Inflow Protocol (LIP) Stage 0 (Low Inflow Watch Stage)

Brad explained the different stages of the Catawba-Wateree River Basin Low Inflow Protocol (LIP). Brad explained it has been 5 – 10 years since the Low Inflow Protocol needed to be implemented. Duke has struggled some over the past calendar year to meet the target storage needs in the lakes. November and December were particularly dry. There has been some recovery since the start of January. However, drier conditions are expected to persist at least over the next 6 months. There was general discussion about the LIP process and that Stage Zero of the LIP had been implemented.

This was for informational purposes only.

Approval of Easement Compensation for Six Mile Creek Gravity Sewer Outfall

The Six Mile Creek Gravity Sewer Outfall is a necessary infrastructure piece to be delivered by the District under the existing INSP agreements. The Outfall will service the Six Mile Creek Sub-Basin in accordance with the District's master plan. Multiple easements over property owned by the Lengers family need to be acquired. Staff met several times with the Lengers family.

- An appraisal was obtained to support the decision on payment of public money.

- The appraisal says the property will be worth more after the sewer outfall than before and there are no damages to the remainder.
- The District negotiated with the landowners to find an acceptable agreed just compensation based on the County tax value, with which the landowners concurred.
- \$65,632.97 is believed to be less than the potential cost of four condemnations plus costs including appraiser fees.

Mike Williams made a motion to approve compensation totaling \$65,632.97 for the four (4) Six Mile Creek Gravity Sewer Outfall easements as required to complete the construction of the Six Mile Creek Gravity Sewer Outfall. Stephen White seconded. All approved.

Approval of Amendment to Lennar, LLC Reimbursement Agreement

The total off-site costs to Lennar for the installation of the Roselyn forcemain in accordance with our master plan is approximately \$10 million dollars. The Developer needs are identified as a 14-inch forcemain and the District master plan requires portions to be upsized to 18-inch and 20-inch.

Stephen White made a motion to approve the Amendment to Lennar, LLC Reimbursement Agreement in the amount of \$2,136,180 to cover LCWSD's portion of the costs for the upsizing of the forcemain. Doc Steele seconded. All approved.

Discussion of 2022 Planning Conference

There was general discussion on the 2022 planning conference.

Adjourn

Robert Barr made a motion to adjourn at 7:49 pm. Larry Hammond seconded. All approved.



Robert Barr, Secretary