

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, October 10, 2023, 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, Stephen White, and RJ Clyburn.

**Members Absent:** None

**In addition, there were present:** Brad Bucy, District Manager; Wes Carter, Operations Manager; Margaret Flow, Business Manager; Kerri Mackey, Finance Director; Jim Sheedy and Susan Driscoll, District Legal Counsel; Emily Sobczac, Greene Finney Cauley, LLP., Auditor.

Gerald White called the meeting to order at 6:30 p.m. and chaired the meeting.

**Approval of Minutes**

Gerald asked if there were any questions about or proposed changes to the August 8, 2023 Commission Meeting Minutes. It was pointed out that the Minutes incorrectly identified Doc Steele to be present when he was absent from the August meeting. Robert Harris made a motion to approve the August Minutes with the requested change. Robert Barr seconded. All approved.

**Approval of the Audited Financial Statements for Year Ended June 30, 2023**

Brad Bucy turned the meeting over to Kerri Mackey and auditor Emily Sobczac of Greene Finney Cauley, LLP to review the Audited Financial Statements for the year ending June 30<sup>th</sup>, 2023. This was the first year of LCWSD utilizing Greene Finney Cauley, LLP for the financial audit. Emily reviewed the financial highlights of the audit. There was general discussion.

Doc Steele made a motion to approve the Audited Financial Statements as presented for Year Ended June 30<sup>th</sup>, 2023. Stephen White seconded. All approved.

**Approval of Exception to Water & Wastewater Extension Policy for Parkstone PS Easement**

Indian Land Multifamily Ownership LLC is the developer of Parkstone. This is a mixed-use development of apartments and commercial real estate. This LLC has requested that it be allowed to grant an easement over the area of its pump station site; whereas LCWSD typically requires a pump station lot to be deeded to LCWSD. There are several reasons why LCWSD may want to make an exception to the policy in this case. When the property downstream is developed, the pump station will be eliminated and LCWSD will no longer have a need for the property. In addition, the developer provided over-sizing of approximately 1,160 LF of forcemain from 8" to 12" through its site. This additional scope was requested by LCWSD due to the relocation of the existing 8" line on Shelly Mullis Road. This project started before the

revised Extension Policy, so the Developer could have requested reimbursement for the over-sizing. This cost is estimated to be \$30,000.

Robert Harris made a motion to approve the exception to the Water & Wastewater Extension Policy for the Parkstone PS Easement. Doc Steele seconded. All approved.

**Approval of Regional Wastewater System Collection Rehabilitation NAPM Change Order #2 and Final Commitment of Funds Summary**

This project was a partnership between LCWSD and the City of Lancaster and had an approved budget of \$8,350,000. Materials were purchased separately and the project was performed in two contracts to minimize costs. All work has now been completed and the project is under budget by \$11,773.39. A final adjusting change order needs to be approved for NAPM which includes a net increase to its contract of \$54,956.80. The change order includes miscellaneous modifications to estimated quantities as well as new line items added to complete a sidewalk replacement on Pardue Street, relocation of an 8" forcemain, reuse of casing pipe under the bypass, and height adjustments of three manholes near main street. A summary was provided for all prior change orders reflecting a total project cost of \$8,338,226.61 or \$11,773.39 under the approved budget.

Robert Harris made a motion to approve NAPM's Change Order #2 in the amount of \$54,956.80. Jimmy Deaton seconded. All approved.

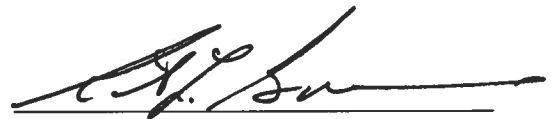
**Executive Session**

Mike Williams made a motion to enter into Executive Session at 7:10 p.m to discuss CRWSP and LCWSD operations. Larry Hammond seconded. All approved.

Robert Barr made a motion to come out of Executive Session at 7:40 p.m. Mike Williams seconded. All approved. There was no action taken in Executive Session.

**Adjourn**

Larry Hammond made a motion to adjourn at 7:41 p.m. Mike Williams seconded. All approved.

A handwritten signature in black ink, appearing to read 'R. Barr', is written over a horizontal line.

Robert Barr, Secretary