# 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 pm, on Tuesday, July 14, 2026, after due notice of the time, place, and purpose of such meeting.

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

**Members Absent:** Larry Hammond and RJ Clyburn

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

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

**Public Comment as Necessary**
There were no public comments.

**Approval of Minutes**
Gerald asked if there were any questions or proposed changes to the June 9, 2026, Commission Meeting Minutes. With one revision needed (Larry Harris corrected to Larry Hammond), Gerald then asked for a motion to approve the June Meeting Minutes including the correction. Robert Barr made a motion to approve. Robert Harris seconded. All approved.

**Approval of 2026 Capacity Fee Rates**
Brad provided a discussion of the Capital Improvement Plan updates for 2026 along with the updated Capacity Fee calculations. He provided data related to the escalating costs of construction along with a history of the capacity fees and a list of comparative rates. There was general discussion.
Brad informed the Board of the Public Hearing on the 2026 Capacity Fee Rates which occurred on June 22, 2026, at the District's Administrative Office at 2:00 pm. No one from the public attended. Minutes were kept and will be filed at LCWSD's office accordingly. The proposed capacity fee rates per residential equivalent unit (REU) are $3,200 for water and $5,350 for sewer.

Robert Harris made a motion to approve the proposed 2026 Capacity Fee Rates to be effective on August 1, 2026. Doc Steele seconded. All approved.

**Approval of Cogito Utility Development Agreement (UDA)**

Brad presented a Utility Development Agreement between Lancaster County Water and Sewer District and Cogito Academies. SC DOT requires Cogito to widen Shiloh Unity Road at its intersection with US Hwy 521 to allow for the construction of a right turn lane. The proposed road widening will impact LCWSD's six (6) inch and twelve (12) inch water lines in the area. The Water and Wastewater Extension Policy does not allow for the paving over of LCWSD's lines; however, LCWSD's master plan contemplates up-sizing the 12" water line. Further, in conjunction with another development inquiry at the same intersection, there is a proposed new water line on West Shiloh Unity Road, which could impact the location of the relocated line. Due to the need to upsize the 12" water line, coupled with the need to accommodate future projects in the same area and avoid potentially having to move the line multiple times, LCWSD has decided to allow the existing 12" line to remain in place and temporarily be paved over in exchange for a payment of $182,574 to be utilized for the future relocation and/or upsizing of the line. These funds are required within five (5) days of the execution of this Agreement.

Robert Barr made a motion to approve the Cogito UDA.
Stephen White seconded. All approved.

**Discussion of Drought and Consumption**

Brad presented the most current drought metrics from the CW-DMAG call on Tuesday, July 14, 2026. There was general discussion. Brad explained that staff have been utilizing irrigation records and consumption records and making phone calls to notify customers of excessive use outside the parameters of the low inflow protocol. Most responses included a lack of the customer's awareness of the drought or of the mandated restrictions or the lack of the customer's ability to manage and adjust their irrigation systems. Customers were cordial and appreciative of the information. LCWSD will continue to initiate increasing levels of notification and enforcement.

This was for information only.

**Executive Session to Receive Legal Advice on Pending Litigation, Contractual Agreement and/or Personnel Issue**

Mike Williams made a motion to enter Executive Session at 7:03 pm. Jimmy Deaton seconded. All approved. Topics included:

- Potential Property Acquisition
- Economic Development

Robert Barr made a motion to come out of Executive Session at 7:28 pm. Mike Williams seconded. All approved.

There was no action taken in Executive Session.

**Adjourn**
Robert Barr made a motion to adjourn at 7:28 pm. Stephen White seconded. All approved.

Robert L. Barr, Secretary