

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, October 8, 2024, after due notice of the time, place, and purpose of such meeting.

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

Members Absent: Mike Williams

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

Gerald White called the meeting to order at 6:30 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 September 10, 2024, Commission Meeting Minutes. Robert Harris made a motion to approve the September minutes. Larry Hammond seconded. All approved.

Approval of the Audited Financial Statements for Year Ended June 30, 2024

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, 2024. Emily reviewed the financial highlights of the audit including a review of financial statements. During the audit, no deficiencies in internal controls were identified. There was general discussion.

Stephen White made a motion to approve the Audited Financial Statements as presented for Year Ended June 30, 2024. Doc Steele seconded. All approved.

True Homes Riparian Buffer Exception

True Homes has requested an exception for the Edgewater Master Planned Development from the LCWSD policy on riparian buffers. Wildlands Engineering was used to prepare a report on LCWSD's policy as well as an analysis of this specific request. This project is unique because True Homes has the ability to improve buffers in a previously platted and partially developed property in exchange for an exception on the buffer policy in a portion of the development

identified as POD C. This development is subject to a development agreement with the County. Brad showed pictures of existing conditions, similar buffer examples, and proposed conditions. Staff recommended approval of the requested exception.

Robert Harris made a motion to approve the Exception to the Buffer Policy outlined in the Water and Wastewater Extension Policy based upon these unique circumstances where True Homes has the ability to make buffer improvements to a previously platted, partially developed property within the Master Development; has succeeded to a developer in progress; and the basis for the exception is well documented in an expert report provided by Wildlands Engineering. Robert Barr seconded. All approved.

Updates on Hurricane Helene Impacts

Brad discussed the impacts from Hurricane Helene including pictures and video of the River Pump Station at CRWSP, a sewer line repair at Bridgemill Pump Station #1, and flood elevations at Sun City Sewer Outfall.

This was for informational purposes only.

Approval of Bid for the Regional Water Transmission Riverside Road Project – Supply and Delivery of 24-Inch and 16-Inch Gate Valves

Bids were received on Thursday, September 12, 2024 to supply and deliver valves for the Riverside Road Project. LCWSD received three (3) bids. The engineer, Wiedeman & Singleton, provided the attached bid recommendation letter dated October 7, 2024 recommending Hayes Pipe Supply, Inc. as the low, responsive, responsible bidder in the amount of \$320,527.80. LCWSD plans to advertise the construction in November with an expected bid in December and construction to start in the first quarter of 2025. These numbers are within the engineer's overall estimate of \$17.5 million (of which \$10 million will be provided in SCIIP funds).

Larry Hammond made a motion to approve the low bid of \$320,527.80 for the Regional Water Transmission Riverside Road Project – Supply and Delivery of 24-Inch and 16-Inch Gate Valves to Hayes Pipe Supply, Inc. in accordance with the Engineer's recommendation letter. Stephen White seconded. All approved.

Update of Riverside Road Transmission Main Project

Brad turned the meeting over to Wes to discuss the progress on the Riverside Road Transmission Main Land Acquisition. Designs have been completed and submitted for permitting on this project. Wes provided the Board with a visual map of the parcels over which LCWSD needs to acquire easements (color coded for easement completed, imminent, or possible condemnation). Project is behind schedule. SCIIP has stringent federal guidelines and timelines. We would like to advertise in November, bid in December before the Holiday season, and award in February. Brad made the Board aware of the land acquisition progress with this schedule in the event condemnations are needed to acquire remaining land before LCWSD is allowed to make a timely award by February. SC RIA has requested an update. SC RIA must

authorize the advertisement of bids, and it will not do so until it is comfortable with the imminent acquisition of all required easements.

This was for informational purposes only.

Planning Conference Schedule

Brad asked if the Board was comfortable continuing with the Embassy Suites at Kingston or if they would like to look at other alternatives. There was general discussion. The week of March 26 – 29th was chosen at the Embassy Suites at Kingston.

This was for informational purposes only

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

- Fluoride Discussion
- Airport Industrial Park Land Acquisition
- 1403 Kershaw Camden Highway Purchase Sale Agreement

Robert Harris made a motion to go into executive session at 7:49 pm. RJ Clyburn seconded. All approved.

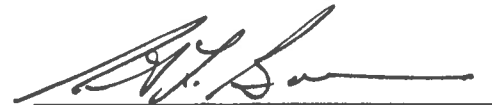
Robert Barr made a motion to come out of executive session at 8:19 pm. Robert Harris seconded. All approved.

Robert Harris made a motion to approve management to negotiate up to \$21,250 / acre for the acquisition of an easement over up to 5.396 acres at Airport Industrial Park. Stephen White seconded. All in favor. Jimmy Deaton abstained from voting.

RJ Clyburn made a motion to approve management to enter into a Purchase and Sale Agreement with the City of Lancaster to sell the Site and the Lake at 1403 Kershaw Camden Hwy at no additional charge in exchange for the receipt of a \$500,000 appropriation from the SC FY 2024-25 General Appropriations Act, conditioned on the City entering the same Agreement. Stephen White seconded. All approved.

Adjourn

Stephen White made a motion to adjourn at 8:21 pm. RJ Clyburn seconded. All approved.



Robert L. Barr, Secretary

WIEDEMAN AND SINGLETON, INC.
CIVIL AND ENVIRONMENTAL ENGINEERS

TROY BEGAN
PETER JOHNS

3091 GOVERNORS LAKE DRIVE
SUITE 430
NORCROSS, GEORGIA 30071

PETER SNYDER
HAROLD WIEDEMAN

131 EAST MAIN STREET
SUITE 303
ROCK HILL, SOUTH CAROLINA 29730
WWW.WIEDEMAN.COM

October 7, 2024

Via E-Mail and U.S. Mail

Mr. Brad Bucy, P.E.
Lancaster County Water and Sewer District
District Manager
1400 Pageland Highway Lancaster, SC 29720

Re: Regional Water Transmission Riverside
Road Project - Supply and Delivery of
24-Inch and 16-Inch Diameter Gate Valves

Dear Mr. Bucy:

Bids were received, opened, and read in public on Thursday, September 12, 2024 for the Regional Water Transmission Riverside Road Project – Supply and Delivery of 24-Inch and 16-Inch Diameter Gate Valves.

Bids were properly received from three (3) bidders. The properly submitted bids received are as follows:

<u>Bidder</u>	<u>Total</u>
Hayes Pipe Supply, Inc. Columbia, SC	\$320,527.80
Ferguson Enterprises, LLC Elgin, SC	\$322,671.60
Core & Main, LP Pineville, NC	\$401,797.80

A certified tabulation of the bids received is attached. Also, a copy of the tabulation was provided to each bidder and posted on our company's website at www.wiedeman.com.

Although Hayes Pipe Supply added tax to the total bid but prior to bid submission redistributed the tax to each line, there was no change to the total amount of the bid submitted by Hayes Pipe Supply. Hayes Pipe Supply submitted a material data sheet for an imported joint restraint for the gate valves. They have since clarified the bid price was based on domestic restraints and provided the correct data sheet. As such, we recommend Lancaster County Water and Sewer District award the project to Hayes Pipe Supply, Inc. in the amount of THREE HUNDRED AND TWENTY THOUSAND, FIVE HUNDRED AND TWENTY-SEVEN DOLLARS AND EIGHTY-CENTS (\$320,527.80).

The bid submitted by Hayes Pipe Supply, Inc. was responsive, responsible and qualified or eligible in that the bid included a properly completed bid form, a completed Certification regarding Lobbying, a completed Government-Wide Debarment and Suspension, a detailed description of all items to be supplied and a delivery schedule signed by an authorized Company official. Additionally, the amount bid by Hayes Pipe Supply, Inc. of \$320,527.80 for the gate valves and mega-lugs was less than the Engineer's Opinion of Cost that was prepared by Wiedeman and Singleton, Inc. Based on market conditions, in our opinion, the price submitted by Hayes Pipe Supply, Inc. is reasonable, and the bid is the low responsive, responsible bid, and as such, it is recommended that Hayes Pipe Supply be given notice of award.

If you have any questions or comments, please do not hesitate to call.

Sincerely,

WIEDEMAN AND SINGLETON, INC.

Troy A. Began, P.E.

Cc: Mr. Wes Carter, P.E.
Jim Sheedy, Esq.

BID TABULATION
REGIONAL WATER TRANSMISSION RIVERSIDE ROAD PROJECT
SUPPLY AND DELIVERY OF 24-INCH AND 16-INCH DIAMETER GATE VALVES
FOR THE
LANCASTER COUNTY WATER AND SEWER DISTRICT

CONTRACT #2
SCIP GRANT # A-23-C115
Bids received until 2:00 P.M., local time, September 12, 2024

Bids 1-3

7-Oct-24

Contractor: Bids 1 thru 3		Hayes Pipe Supply, Inc. Columbia-SC		Ferguson Enterprises, LLC (DBA Ferguson Waterworks) Elgin-SC		Core & Main, LP Pineville-NC	
Item No.	Approx. Quantity	Unit	Description	Unit Price	Total Price	Unit Price	Total Price
1.			<u>Gate Valves</u> (complete including gasket/bolt kit, and mega-lugs - 2 per each valve)				
a.	16	Each	24" - Gate Valve	\$ 19,440.00	\$ 311,040.00	\$ 19,656.00	\$ 314,496.00
b.	1	Each	16" - Gate Valve	\$ 9,487.80	\$ 9,487.80	\$ 8,175.60	\$ 8,175.60
			BID TOTAL, Items 1a through 1b, the amount of:		\$ 320,527.80	\$ 322,671.60	\$ 401,797.80

This is to certify that this is a true and correct copy of the bids received on the date stated above.
Wiedeman and Singleton, Inc.

Wiedeman and Singleton, Inc.