

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, August 12, 2025, after due notice of the time, place, and purpose of such meeting.

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

Members Absent: None

In addition, there were present: Brad Bucy, District Manager; Wes Carter, Operations Manager; Amanda Threatt, Administrative Assistant; Susan Driscoll and Jim Sheedy, 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 July 8, 2025, Commission Meeting Minutes. Hearing none, he then asked for a motion to approve the July Meeting Minutes. Doc Steele made a motion to approve. Robert Harris seconded. All approved.

Approval of UDA for Cogito and Forestar

Brad provided some background information on the Utility Development Agreement (UDA) for Cogito Academies and Forestar real estate group. The need for this UDA is to allow two developers to work simultaneously on proposed sewer infrastructure while ensuring the presence of adequate downstream infrastructure. Cogito and Forestar entered into a cost sharing agreement to which LCWSD is not a party. Due to the simultaneous construction, this project does require an exception to the Water and Wastewater Extension Policy to facilitate these two developers working together for the implementation of mutually beneficial infrastructure requirements.

Robert Harris made a motion for the approval of this UDA for Cogito and Forestar. Mike Williams seconded. All approved.

Approval of Reimbursement Agreement for Transformation Church

Brad reviewed the terms of the Reimbursement Agreement for Transformation Church. A portion of the existing 12" forcemain on US Hwy 521 needs to be relocated due to a turn lane requirement for the church. The Church has agreed to upsize the line from 12" to 18" to better serve the basin, which qualifies this project for a partial cost reimbursement under the Water and

Wastewater Extension Policy. The total reimbursement amount is \$96,045.00, with \$52,799 allocated to the first 330 linear feet and \$43,266.00 to the remaining 470 linear feet. Due to LCWSD's need for the infrastructure to eliminate a bottleneck and accommodate its future master plan, LCWSD agrees to make incremental payments to the Developer as work is completed.

Stephen White made a motion for the approval of the Reimbursement Agreement for Transformation Church. Mike Williams seconded. All approved.

Approval of Change Order #1 for State Utility

The Regional Water Transmission Riverside Road Project is underway. The engineer and contractor requested to install straddle blocking on the existing 24" water line to prevent any slippage of the existing pipe when the new pipe is installed and placed into operation. There was also a credit supplied for using a smaller thickness casing for the bore of the Highway 9 bypass. The total net increase is \$32,231.54. There is also a 5-day increase in the contract time. This approval shall be contingent upon SC RIA approval.

Larry Hammond made a motion for the approval of Change Order #1 for State Utility, contingent upon approval by SC RIA. Mike Williams seconded. All approved.

Greene Finney Cauley, LLP Engagement Letter

Greene Finney Cauley, LLP is beginning to audit LCWSD's financial statements for the year ended June 30, 2025. A copy of the terms, conditions and scope of work is required to be supplied to the Board Members. Brad reviewed the letter with the Board. There were no comments. This was for information only.

LCWSD Project Updates

Brad and Wes provided the Board with updates on current projects. There was general discussion. This was for information only.

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

Robert Harris made a motion to enter executive session at 7:26 pm to receive legal advice on Pending Litigation, Contractual Agreement and/or Personnel Issue. Doc Steele seconded. All approved.

Robert Barr made a motion to come out of executive session at 7:53 pm. Mike Williams seconded. All approved.

No action was taken in executive session.

August 12, 2025

Adjourn

Mike Williams made a motion to adjourn at 7:54 pm. Stephen White seconded. All approved.

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

Robert L. Barr, Secretary