

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 14, 2025, after due notice of the time, place, and purpose of such meeting.

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

Members Absent: Gerald White

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

Doc Steele 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

Doc asked if there were any questions or proposed changes to the September 9, 2025, Commission Meeting Minutes. Robert Harris made a motion to approve the September minutes. RJ Clyburn seconded. All approved.

Approval of the Audited Financial Statements for Year Ended June 30, 2025

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 30th, 2025. Emily reviewed the financial highlights of the audit including a review of financial statements. During the audit, no deficiencies in internal controls were identified. LCWSD received an unmodified opinion of the audited financial statements.

There was general discussion. The auditors are still awaiting validation of the single audit by the Office of Management & Budget (OMB). The OMB is behind schedule due to government shutdowns. The auditors requested LCWSD management await validation from the OMB before signing the management representation letter.

Robert Harris made a motion to approve the Audited Financial Statements as presented for Year Ended June 30th, 2025 subject to final release of the management representation letter. Stephen White seconded. All approved.

Approval of Willdan Financial Services Agreement

LCWSD hired Willdan to perform the last rate study four (4) years ago. Brad informed the Board as to the need for an updated study due to recent cost escalations in construction, chemicals, and materials. In addition, LCWSD expects to undertake large treatment plant (water and sewer) projects in the next five to ten year window. The Willdan Financial Services Agreement includes a two-phase approach to help determine LCWSD's ability to incur new debt at its current rates in phase one and to validate a new five-year rate model in phase two. There was general discussion.

Mike Williams made a motion to approve the Willdan Financial Services Agreement in the amount of \$84,800. Larry Hammond seconded. All approved.

Approval of Weston & Sampson Professional Services for CRWTP Expansion

LCWSD and Union County staff solicited Request for Proposals (RFP) for engineering services to expand the existing water treatment capacity from 40 MGD to approximately 56 MGD. The scope includes master planning as well as treatment alternatives for emerging contaminants such as PFAS and alternatives for improvements to algae control. Four (4) submittals were received. Staff selected Weston & Sampson as the firm with the most qualified demonstrated experience. The CRWSP Board also made a recommendation on September 24, 2025 to the respective Owners to select Weston & Sampson.

The CRWSP Multiple Project Agreement has been approved by legal and staff. This Agreement applies to as many consultations and /or projects related to expansion of the Catawba River Water Treatment Plant as the Owners and Engineer deem necessary under the terms and conditions of this Agreement. Each project performed by the Engineer hereunder shall be designated by a "Task Order."

Task Order #2025-1 shall consist of sampling and monitoring existing conditions reports, various treatment alternatives, and a preliminary engineering report for the scope outlined above and in the Task Order. The cost of Task Order #2025-1 shall be compensated on a per diem (hourly rate) not to exceed \$382,523.00.

Stephen White made a motion to approve the Weston & Sampson Engineers, Inc. Multiple Project Agreement for work to be performed at Catawba River Water Treatment Plant. Robert Harris seconded. All approved.

Stephen White made a motion to approve the Weston & Sampson Engineers, Inc. Task Order #2025-1 in the amount of \$382,523.00. RJ Clyburn seconded. All approved.

Approval of Agreements for On-line Customer Portal and Project Management Platforms

Brad turned the meeting over to Wes. Wes provided a presentation on Cityworks PLL & LCT Software LLC (an Avolve Software Company). The software is for modernizing LCWSD's engineering reviews and management processes. These processes allow development plan reviews to be implemented through an on-line portal aligned with industry standards. Staff has

recommended LCT Software (an Avolve Software Company) as the on-line software program and KCI Technologies, Inc. as the consultant to assist with implementation. Both of these Agreements have been reviewed and approved by staff and legal.

Robert Barr made a motion to approve the Master Services Agreement for LCT Software in the amount of a \$13,500 annual subscription with a 3% annual increase. RJ Clyburn seconded. All approved.

Robert Harris made a motion to approve the Consulting Contract for Technical Services with KCI Technologies, Inc., with a not to exceed limit of \$90,000. Robert Barr seconded. All approved.

Approval of Agreement for Reimbursement – Thomas Developers, LLC

Thomas Developers, LLC is the owner of a property located on Old Bailes Road and Kathleen Court within the Bailes Ridge Corporate Park. They have a need to install 375 LF of water line to provide adequate services for their development. LCWSD's Water and Wastewater Extension Policy requires the developer to upsize the line to twelve-inch (12"). The engineer's calculation for the difference in the 8" water line and the District-requested 12" water line is \$17,995. The Agreement would require payment by LCWSD to the developer upon the receipt of a permit to operate the upsized line from SC DES.

Robert Harris made a motion to approve the Agreement for Reimbursement with Thomas Developers, LLC. in the amount of \$17,995. Stephen White seconded. All approved.

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

There was no Executive Session.

Adjourn

Robert Harris made a motion to adjourn at 7:44 pm. Robert Barr seconded. All approved.



Robert L. Barr, Secretary

