

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, June 10, 2025, after due notice of the time, place, and purpose of such meeting.

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

Members Absent: Robert Harris

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; 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 May 13, 2025, Commission Meeting Minutes. Hearing none, he then asked for a motion to approve the May Meeting Minutes. Robert Barr made a motion to approve. Doc Steele seconded. All approved.

Approval of 2025 / 2026 Operating Budget & Rate Resolutions

Brad Bucy referred to copies of the 2025/2026 budget for LCWSD along with the Rate Resolution to become effective on July 1, 2025, both of which were provided to the Board members. Brad turned the meeting over to Kerri Mackey who notified the Board of the Public Hearing on the Operating Budget and Rates which occurred on June 9, 2025, at the District's Administrative Office at 2:00 pm. No one from the public attended. Minutes were kept and will be filed accordingly. Staff presented the draft LCWSD Operating Budget the previous month. There have been no material changes to the Budget since the presentation of it to the Board. The Budget and Rate Resolution include a rate increase identified on Exhibit A. This increase results in a typical water and sewer customer receiving a combined 4% rate increase and a typical water-only customer receiving a 2% rate increase.

Stephen White made a motion to approve the Rate Resolution to become effective on July 1, 2025. Doc Steele seconded. All approved.

Robert Barr made a motion to approve the District's 2025/2026 Operating Budget. RJ Clyburn seconded. All approved.

Approval of Carolina Water Service Modification #4

Brad provided some background information related to the need to modify the existing Agreement to sell water and wastewater treatment between LCWSD and Carolina Water Service. LCWSD has provided a draft agreement to Carolina Water Service and is awaiting comments.

This was an informational item.

Doc made a motion for the approval of this item to be tabled until a future meeting. Stephen White seconded. All approved.

Approval of Utility Development Agreement – TWO Packard Tadlock, LLC

This Agreement pertains to three (3) adjacent properties each seeking sewer service to their respective developments. A regional pump station made the most sense to install at the most downstream portion of the Two Packard Tadlock Property. The Tadlock project has been in an extended planning phase for several years. The other properties were given the opportunity to explore a pump station which would have been temporary and required future decommissioning when the proposed downstream regional pump station became implemented. Although there are three (3) different properties and development plans, the three parties share a common need for sewer infrastructure. This Utility Development Agreement allows them to share costs while proceeding with their individual projects.

Robert Barr made a motion to approve the Utility Development Agreement between TWO Packard Tadlock, LLC and adjacent property owners. This approval is contingent upon Legacy Point Indian Land, LLC (LPIIL) acquiring the adjoining property and signing the subject agreement. Stephen White seconded. All approved.

There was no Executive Session.

Adjourn

Doc Steele made a motion to adjourn at 7:01 pm. RJ Clyburn seconded. All approved.



Robert L. Barr, Secretary

**A RESOLUTION TO PROVIDE FOR A WATER
AND SEWER RATE INCREASE BY
LANCASTER COUNTY WATER AND SEWER DISTRICT**

BE IT RESOLVED by the Commissioners of Lancaster County Water and Sewer District (District), at a meeting duly assembled, that:

SECTION 1. South Carolina General Assembly Act No. 455 of 1959, as amended and supplemented (the Act), provided for the creation of the District and for its governing body and prescribed its areas, functions, powers and duties; Section 3 of the Act, Powers of commission, grants the Commissioners of the District with the power to “[d]istribute and sell water on such terms and rates as it shall from time to time approve. To that end, the commission shall be empowered to place into effect and to revise, whenever it so wishes or may be so required, a schedule of rates and charges for water furnished by its water distribution system.” Section 3 of the Act further gives the Commissioners of the District the power to “[p]lace into effect and to revise, whenever it so wishes or may be required, a schedule of rates and charges for the use made of its sewage disposal system, including any treatment facilities.” Section 5 of the Act, Rates, provides that the District’s water and sewer rates shall not be subject to supervision or regulation by “any State bureau, board, commission or other like instrumentality or agency thereof.”

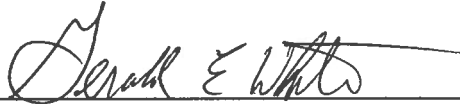
SECTION 2. The Commissioners of the District have determined that the existing water and sewer rates should be increased in accordance with the recommendation of management based on its analysis using accepted industry methodology.

SECTION 3. Beginning July 1, 2025, District hereby increases its water and sewer rates as set forth on **Exhibit A** hereto, notice of which increase and an opportunity to be heard thereon was provided to the public as required by law.

SECTION 4. In accordance with the S.C. Code Ann. § 6-11-160, a schedule of the water and sewer rates established herein shall be kept on file in the office of the Commissioners of the District.

SECTION 6. This Resolution was adopted by a majority of the Commissioners of the District.

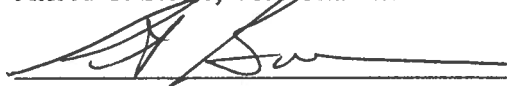
Adopted this 10th day of June, 2025.



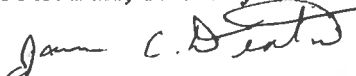
Gerald E. White, Chairman



Alfred C. Steele, Vice Chairman



Robert Barr, Secretary



James C. Deaton, Member



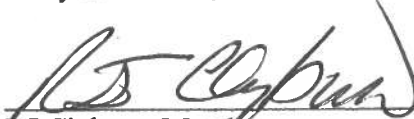
Michael G. Williams, Member



Robert Harris, Member



Larry Hammond, Member



RJ Clyburn, Member

Stephen E. White

Stephen E. White, Member

Water and Wastewater Retail Rate Schedules

Effective July 1, 2025

WATER (Residential & Non-Residential)	SEWER (Residential and Non-Residential)																												
Base Charge *	Base Charge *																												
3/4 inch meter \$ 22.41	3/4 inch meter \$ 15.05																												
1 inch meter \$ 56.03	1 inch meter \$ 37.63																												
1-1/2 inch meter \$ 112.05	1-1/2 inch meter \$ 75.25																												
2 inch meter \$ 179.28	2 inch meter \$ 120.40																												
3 inch meter \$ 358.56	3 inch meter \$ 240.80																												
4 inch meter \$ 672.30	4 inch meter \$ 451.50																												
6 inch meter \$ 1,456.65	6 inch meter \$ 978.25																												
8 inch meter \$ 2,801.25	8 inch meter \$ 1,881.25																												
Account Maintenance Fee \$ 2.75	Account Maintenance Fee \$ 2.75																												
Residential Volumetric Rate (per 1,000 gals)	Sewer Rate (per 1,000 gals)																												
Tier 1: 0-20,000 gals \$ 4.60	\$6.01																												
Tier 2: > 20,000 gals \$ 9.20																													
Residential Irrigation Rate (per 1,000 gals) † † No Base rate applies to this volumetric rate if a residential meter is already included on the account	Industrial Sewer ‡																												
Tier 1: 0-20,000 gals \$ 4.60	Base Charge = per meter sizes above																												
Tier 2: > 20,000 gals \$ 9.20	\$ 5.39 per 1,000 gals for first 1,000,000 gals																												
	\$ 4.87 per 1,000 gals for next 1,000,000 gals																												
Non-Residential Rate (per 1,000 gals) \$4.60	All other \$ 4.19 per 1,000 gals																												
Non-Residential Irrigation Rate (per 1,000 gals)	‡ The Industrial User must be defined as such under the Pretreatment Ordinance and must consume at least 1,000,000 gallons per month to qualify for the Industrial Sewer Rate																												
<table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th></th> <th style="text-align: center;">Tier 1</th> <th style="text-align: center;">Tier 2</th> <th style="text-align: center;">Tier 2</th> </tr> <tr> <th></th> <th style="text-align: center;">Rate</th> <th style="text-align: center;">Volume</th> <th style="text-align: center;">Rate</th> </tr> </thead> <tbody> <tr> <td>3/4 inch meter</td> <td style="text-align: center;">\$ 4.60</td> <td style="text-align: center;">> 20,000 gals</td> <td style="text-align: center;">\$ 9.20</td> </tr> <tr> <td>1 inch meter</td> <td style="text-align: center;">\$ 4.60</td> <td style="text-align: center;">> 50,000 gals</td> <td style="text-align: center;">\$ 9.20</td> </tr> <tr> <td>1-1/2 inch meter</td> <td style="text-align: center;">\$ 4.60</td> <td style="text-align: center;">> 100,000 gals</td> <td style="text-align: center;">\$ 9.20</td> </tr> <tr> <td>2 inch meter</td> <td style="text-align: center;">\$ 4.60</td> <td style="text-align: center;">> 160,000 gals</td> <td style="text-align: center;">\$ 9.20</td> </tr> <tr> <td>3 inch meter</td> <td style="text-align: center;">\$ 4.60</td> <td style="text-align: center;">> 320,000 gals</td> <td style="text-align: center;">\$ 9.20</td> </tr> </tbody> </table>		Tier 1	Tier 2	Tier 2		Rate	Volume	Rate	3/4 inch meter	\$ 4.60	> 20,000 gals	\$ 9.20	1 inch meter	\$ 4.60	> 50,000 gals	\$ 9.20	1-1/2 inch meter	\$ 4.60	> 100,000 gals	\$ 9.20	2 inch meter	\$ 4.60	> 160,000 gals	\$ 9.20	3 inch meter	\$ 4.60	> 320,000 gals	\$ 9.20	
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* AWWA Manual M1 Meter Equivalent Methodology used to calculate rates																													
Sewer Service Special Rates																													
Commercial / Carolina Water Service Sewer Treatment (S04) (PCI Group Building)																													
Base Charge: \$ 176.73																													
\$ 7.70 per 1,000 gals																													
Account Maintenance Fee: \$ 2.75																													
Residential / Carolina Water Service Sewer Treatment (S99) (Almond Glen Sub. & Arbor Place Sub.)																													
Base Charge: \$ 17.78																													
\$ 9.66 per 1,000 gallons																													
Account Maintenance Fee: \$ 2.75																													
York County Sewer Rate (S50) (Burnside/Wakefield, Prestwick Sub.)																													
Base Charge: \$ 15.05																													
\$ 6.71 per 1,000 gallons																													
Account Maintenance Fee: \$ 2.75																													