



LAURENS COUNTY WATER AND SEWER COMMISSION

MINUTES

Board of Commissioners Meeting

3850 Highway 221S, Laurens, SC 29360

October 28, 2025

COMMISSIONERS PRESENT:

Dime Hollingsworth (County Council District I)
Philip O'Dell (County Council District II)
Jurell Byrd, Jr. Secretary (County Council District III)
Bill Teague, Vice Chairman (County Council District IV)
Susan Curry, Treasurer (County Council District V)
Lumus Byrd, Jr. (County Council District VI)
Ted Davenport, Chairman (County Council District VII)
Jimmy Young (Municipal)

STAFF PRESENT:

Jeff Field, Executive Director
Steve Griffin, Construction Manager
Damas Mattison, Regulatory Compliance & Operations Manager
Wendy Medlock, Director of Finance
K.C. Price, Engineering Manager
Mary-Wallace Riley, Executive Administrative Assistant
Cindy Sanders, Field Services Manager

STAFF ABSENT:

Angie Nelson, Director of Administration & Customer Service

ATTORNEY PRESENT:

Allen Wham

PRESS:

The Clinton Chronicle

GUESTS:

Dave Hagan, Market Land Manager – Ryan Homes
Eric Tessmann, Land Manager – Ryan Homes

CALL TO ORDER

Chairman Davenport called the meeting to order at 8:22 a.m. in the Laurens County Water and Sewer Commission's training rooms. This meeting was advertised in accordance with the South Carolina Freedom of Information Act.

INVOCATION

Delivered by Commissioner Curry.

APPROVAL OF MINUTES

Chairman Davenport asked if there were any additions or corrections to the September 23, 2025, minutes as submitted to the Commissioners. None were submitted.

Commissioner L. Byrd, Jr. **MOVED** *that the September 23, 2025 minutes be approved as submitted.* **MOTION SECONDED** by Commissioner Young. **MOTION CARRIED.** AYES, 7; NAYS, 0.

CHAIRMAN REMARKS

Chairman Davenport opened the meeting by welcoming everyone including Vic MacDonald from the Clinton Chronicle and David Hagan and Eric Tessmann from Ryan Homes.

EXECUTIVE DIRECTOR REMARKS

Mr. Field extended a warm welcome to all attendees and expressed his gratitude to the LCWSC team for their contributions to the success of the recent Soups and Scoops event. He highlighted the valuable discussions and engagement with Senator Verdin and SC House Representative Giliam during the event. Mr. Field also noted that the follow-up survey is expected to provide insights that will help enhance attendance and participation in future events.

LCWSC MONTHLY FINANCIAL SUMMARY

The monthly financial summary was presented to the Commissioners. A copy of the summary can be found in the Commissioner Board Packet.

As of September 30, 2025, LCWSC had a total of \$7,944,938 in cash for operating and reserve funds as compared to \$7,912,505 this time in FY25. As of September 30, 2025, LCWSC was awaiting an RIA reimbursement of \$17,299, which was received on October 3, 2025. This means the total cash balance would be \$7,962,237.

Mr. Field discussed the highlights for Water Distribution and Treatment, Wastewater Treatment, Wastewater Collection, and Lake Rabon. He also supplied the percentage breakdown for operating revenue, operating expenses, capital revenue, and capital expenses by department and the overall combined percentage for each.

Mr. Field noted that as of September 2025, LCWSC had received \$8,656 in contributed capital grants for Administration, \$372,500 for Wastewater Treatment, and \$1,854,410 for Water Distribution. Thus far, in FY26, a total of \$2,235,566 has been received in contributed capital grants. Future grant funds that are committed are for the following projects: WWTP Sludge CDBG project, Metric Road Elevated Water Tank EDA project, SCIIP Hospital Area Water System Improvements project, RIA Milam Road Booster Pump Supply Line Improvements project, Emerging Contaminants Study SRF projects, WWTP – EQ Basin and Clarifiers SRF project, and Joanna CDBG project.

As of September 2025, there was \$26,760 in customer paid line extensions.

LCWSC MONTHLY OPERATIONS SUMMARY

The monthly operations summary was presented to the Commissioners. A copy of the summary can be found in the Commissioner Board Packet.

Mr. Field noted that the average gallons per day (GPD) per active residential tap for September 2025 was 144 GPD. On average, each customer uses 134 GPD over a 12-month period.

Mr. Field shared the precipitation graph, noting that in September FY26, the rainfall was 1.77 in, which is 6.87 inches below that of September FY25, 0.98 inches below that of September FY24, and 1.40 inches below the norm for September. This data is a county average derived from rain gauges at Brighton Meadows Lift Station, Bush River Wastewater Treatment Plant, North Creek Lift Station, and Lake Rabon.

Mr. Field reported that fifty-seven new water taps, and twenty-five new sewer taps were installed in September 2025. Mr. Field presented a map indicating the distribution of all new taps installed throughout the county.

Mr. Mattison discussed water purchase and shared the water audit report. The report captures the Rolling Average Water Audit in gallons for the system including the revenue (sold), the non-revenue (unaccounted), and the non-revenue authorized consumption (audited) versus the purchased. The rolling 12-month average for non-revenue (unaccounted) water is 14,604,490 gallons, which is an increase of 607,612 gallons over the previous 12-month average. The target for unaccounted water is less than 19,500,000 gallons.

In September 2025, there were thirteen main line leak work orders; ten of which were repaired within two weeks and three repaired within two to four weeks. There were twenty-four lateral line leak work orders: sixteen were repaired within two weeks, two were repaired within two to four weeks, and six were repaired later than four weeks. As of September 2025, there were nine active service line leaks over two weeks old and five active main line leaks over two weeks old.

Mr. Price provided an update on the Lake Greenwood Water Treatment Facility (LGWTF), reporting that in September 2025, the facility pumped 73.921 MG of raw water and treated 67.225 MG. Mr. Price provided an update on the power issues related to the ozone system reporting that several contractors were scheduled to be on site to work towards rectifying the issues. Mr. Price announced the hiring of a new Apprentice, who expressed a strong commitment to the organization and hopes to remain with LCWSC until retirement. He also reported that the newly hired Production Manager at the Water Treatment Facility is performing exceptionally well.

NEW BUSINESS

1. Housing Market Updates – Ryan Homes

Chairman Davenport welcomed Mr. Dave Hagan, Market Land Manager and Mr. Eric Tessmann, Land Manager of Ryan Homes and introduced Mr. Field to begin the presentation. Mr. Field reiterated the welcome and provided context for the discussion, noting his ongoing communications with Mr. Hagan and Mr. Tessmann regarding housing development in Laurens County. He emphasized that residential growth in the region has historically aligned with the availability of public water and sewer

infrastructure, which continues to be a key factor in planning and development.

Mr. Hagan and Mr. Tessmann provided a brief introduction that included their backgrounds and experience in land management. Together, they provided a comprehensive update on housing market conditions and development trends in Laurens County, with a focus on affordability, market performance, and strategic growth areas, a summary of which is below:

Company Background

- Ryan Homes has operated since 1948, with a strong presence across Upstate SC and the Midlands.
- Offers full-scale land services from acquisition to development.

Market Conditions

- The housing market continues to face affordability challenges due to high interest rates and rising land development costs.

Laurens County Market Trends

Home Prices (2020–2025):

- Fountain Inn: \$227K → \$310K
- Laurens District 55: \$165K → \$256K
- Clinton: \$144K (2021) → \$242K (2025)

Closings (New Homes):

- Growth from 208 home closings in 2020 to 408 in 2024, with a projected dip to 276 in 2025.

Subdivision Performance by School District

- **Fountain Inn / North LC HS:**
 - Durbin Meadows leads with 342 closings and 31% market share.
 - Southgrove has the highest average price at \$349K.
- **Laurens District 55 HS:**
 - Hidden Hills and Wren Woods each hold about 28% of the market share.
 - Wren Woods has the highest average price at \$274K.
- **Clinton HS:**
 - Hampton Woods dominates with 72% market share.
 - Shell Creek Farms has the highest price at \$615K, though only one closing

Strategic Development Insights

- Upper Laurens County and areas near I-385 are key growth zones.
- Open space development with appropriate lot sizing is recommended for maintaining affordability and supporting future growth.

Mr. Hagan and Mr. Tessmann thanked Mr. Field for the opportunity to address the Commission and concluded by emphasizing Laurens County's strong potential for residential growth, particularly in areas near major employment centers and transportation corridors such as I-385. They expressed appreciation for the opportunity to collaborate with LCWSC to ensure future development aligns with community needs.

OLD BUSINESS

None

EXECUTIVE SESSION

None

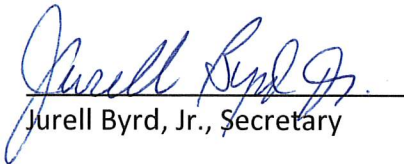
Upon returning to open session, the Commission may take action on the matters discussed in executive session.

ADJOURN

Commissioner Young MOVED to adjourn the Board of Commissioners meeting at 9:55 a.m. **MOTION SECONDED** by Commissioner L. Byrd, Jr. **MOTION CARRIED**. AYES, 7; NAYS, 0.

There being no further business, the meeting was adjourned.

I certify that the above Minutes accurately reflect the business conducted at the Commission meeting on October 28, 2025, and that the minutes were approved at the November 25, 2025, meeting.


Jurell Byrd, Jr., Secretary