LCWSC Trust in Every Drop

**MINUTES**

**LAURENS COUNTY WATER AND SEWER COMMISSION**
**Board of Commissioners Meeting**
3850 Highway 221S, Laurens, SC 29360
Training Rooms 1 and 2
September 22, 2026

---

**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)

**COMMISSIONER ABSENT**
Jimmy Young (Municipal)

**STAFF PRESENT**
Jeff Field, Executive Director
Steve Griffin, Construction Manager
Damas Mattison, Regulatory Compliance & Operations Manager
Wendy Medlock, Director of Finance
Angie Nelson, Director of Administration & Customer Service
K.C. Price, Engineering Manager
Mary-Wallace Riley, Executive Administrative Assistant

**ATTORNEY ABSENT**
Allen Wham

**PRESS**
Vic MacDonald, The Clinton Chronicle

**GUEST(S)**
Frank Davis, Confluence Consulting, LLC

**CALL TO ORDER**
Chairman Davenport called the meeting to order at 8:19 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 August 25, 2026, minutes as submitted to the Commissioners. None were submitted.

Commissioner L. Byrd, Jr. MOVED that the August 25, 2026, minutes be approved as submitted. MOTION SECONDED by Commissioner Hollingsworth. MOTION CARRIED. AYES, 6; NAYS, 0.

**CHAIRMAN REMARKS**
Chairman Davenport welcomed Vic MacDonald and Frank Davis.

**EXECUTIVE DIRECTOR REMARKS**
Mr. Field welcomed Mr. MacDonald and thanked him for his coverage of the many LCWSC projects underway.

**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 August 31, 2026, LCWSC had total operating and reserve cash of $8,121,856, compared with $7,892,501 at the same point in FY26 and $9,382,038 on July 31, 2026. LCWSC was awaiting reimbursements of $41,741 from the Federal Emergency Management Agency and $17,220 from the State Revolving Fund.

Mr. Field discussed the highlights for Water Distribution and Treatment, Wastewater Treatment, Wastewater Collection, and Lake Rabon. He also reviewed the percentage breakdown for operating revenue, operating expenses, capital revenue, and capital expenses by department and the overall combined totals. The target percentage of the annual budget for August was 16.7 percent. Combined operating revenue was 17.5 percent, operating expenses were 16.7 percent, capital revenue was 23.6 percent, and capital expenses were 36.3 percent.

Mr. Field reported that as of August 2026, LCWSC had received $571,267 in contributed capital grants for FY27, including $52,955 for Wastewater Collection and $518,312 for Water Distribution. He further noted that additional grant funds remain committed for the SCIIP Hospital Area Water System Improvements project; Emerging Contaminants Study SRF projects; WWTP EQ Basin and Clarifiers SRF project; Joanna CDBG project; Lake Greenwood Water Treatment Facility Clearwell Congressional Appropriation; Bush River Gravity Sewer

Rehabilitation SRF project; Lake Greenwood Water Treatment Facility Emerging Contaminants Pilot Testing SRF project; and Beards Fork Force Main Replacement CDBG project.

As of August 2026, customer-paid residential line extensions totaled $23,100, and industrial and developer-paid line extensions totaled $25,455. The total developer donated line extensions for FY26 was $6,698,591 and included Canterbrook II, Canterbrook IV, Wren Woods/Cardinal Ridge II, Foxbank I, and Webb Road.

**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 reported that the average gallons per day (GPD) per active residential tap for August 2026 was 163 GPD. He further reported that the twelve-month average residential usage was 145 GPD.

Mr. Field shared the precipitation graph, noting that rainfall was 5.59 inches in August FY27, which was 4.15 inches below August FY26, 2.35 inches above August FY25, and 1.41 inches above the historical norm for August. 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 system growth and work order activity for August 2026. As of August 31, 2026, 136 water services had been installed during FY27: thirty-eight services in non-subdivision areas and ninety-eight services in subdivisions. Fifty-five water services were installed in August; twenty-one in non-subdivision and thirty-four in subdivisions.

With respect to wastewater services, Mr. Field reported that seventy-four sewer services had been installed as of August 31, 2026: three services in non-subdivision areas and seventy-one services in subdivisions. Twenty-seven of the sewer services were installed in August: one in non-subdivisions and twenty-six in subdivisions.

Mr. Mattison reported that during August 2026, eight lateral leak work orders were repaired within two weeks, six were repaired within two to four weeks, and four were repaired later than four weeks. During the same period, four main line leak work orders were repaired within two weeks, one was repaired within two to four weeks, and two were repaired later than four weeks.

As of August 2026, there were two active service line leaks and one active main line leak. All three were over two weeks old.

Mr. Mattison further reported on water purchases and presented the rolling average water audit, including revenue from water sold, non-revenue unaccounted water, non-revenue authorized consumption, and total water purchased. The rolling twelve-month average for non-

revenue unaccounted water was 14,567,872 gallons, a decrease of 217,121 gallons from the previous twelve-month average. The target for unaccounted water is less than 19,500,000 gallons.

**OLD BUSINESS**

**1. Update to LCWSC 25 Year Capital Improvements Master Plan**

Mr. Price reviewed proposed updates to LCWSC's 25 Year Capital Improvements Master Plan. The proposed changes advanced the "in-service" year for the Gray Court Water Booster Pump Station and Waterline project (W-32) from 2050 to 2045 and advanced the Highway 308 Sewer Lift Station (SS-22), East Millers Fork Sewer Lift Station (SS-23), and Liberty Church Road Sewer Lift Station (SS-24) from 2050 to 2045. The updates also added a $30,000,000 granular activated carbon (GAC) water treatment project for PFAS/PFOA to comply with 2031 regulatory requirement and increased the estimated cost of the Gray Court Sewer System project (SS-10) from $3,688,000 to $7,848,000 to increase scope of project. These two construction changes increased the master plan by $34,160,000, resulting in revised projected costs of $210,473,050 for water projects and $156,493,031 for sewer projects, for a combined total of $366,966,081.

Commissioner L. Byrd, Jr. MOVED to approve the updates to the LCWSC 25 Year Capital Improvements Master Plan. MOTION SECONDED by Commissioner Hollingsworth. MOTION CARRIED. AYES, 6; NAYS, 0.

**NEW BUSINESS**

**1. Draft Capacity Fee Study Presentation**

Frank Davis of Confluence Consulting, LLC presented the draft capacity fee study. He reviewed the requirements of the South Carolina Development Impact Fee Act and explained that the analysis used a hybrid approach combining the system buy-in and marginal-incremental cost methods. This approach recognizes that new customers benefit from available capacity in existing facilities as well as planned improvements that expand or extend those facilities.

The calculations used total existing and planned capacities of 9.00 million gallons per day for water and 7.76 million gallons per day for sewer, with average daily demand of 300 gallons per equivalent residential unit. The full calculated capacity fee for a residential equivalent with a three-quarter-inch meter was $2,204 for water and $2,211 for wastewater, for a combined fee of $4,415.

The draft recommendation was $2,000 for water and $2,000 for wastewater, for a combined capacity fee of $4,000. This represented an increase of $200 to the current water fee and $250 to the current wastewater fee, for a total increase of $450. Mr. Davis also reviewed capacity fees charged by other local utilities and the recommended fees are still well below the average of what other utilities charge.

**2. Resolution for Purchase of PRTC Property Associated with Gray Court Sewer Project**
The Commission considered a resolution authorizing the Executive Director the ability to negotiate the purchase of PRTC property associated with the Gray Court Sewer Project at a not to exceed amount of $30,000.

Commissioner O'Dell MOVED to approve the resolution. MOTION SECONDED by Commissioner L. Byrd, Jr. MOTION CARRIED. AYES, 6; NAYS, 0.

**3. Resolution to Redeem Certain General Obligation Bonds**
The Commission considered a resolution authorizing the redemption of certain General Obligation Bonds.

Commissioner Hollingsworth MOVED to approve the resolution. MOTION SECONDED by Commissioner L. Byrd, Jr. MOTION CARRIED. AYES, 6; NAYS, 0.

**EXECUTIVE SESSION**
At 9:55 a.m., Commissioner L. Byrd, Jr. MOVED to enter executive session **to discuss a contractual matter related to the Lake Rabon Raw Water Agreement**. MOTION SECONDED by Commissioner Curry. MOTION CARRIED. AYES, 6; NAYS, 0.

At 10:18 a.m., Commissioner Hollingsworth MOVED to return to open session. MOTION SECONDED by Commissioner L. Byrd, Jr. MOTION CARRIED. AYES, 6; NAYS, 0. **No action was taken** as a result of the executive session.

**OTHER BUSINESS**
Mrs. Riley provided the Commissioners with an update on upcoming events. Chairman Davenport thanked her for keeping the Commission informed.

**ADJOURN**
Commissioner Hollingsworth MOVED to adjourn the meeting. MOTION SECONDED by Commissioner Curry. MOTION CARRIED. AYES, 6; NAYS, 0. The meeting was adjourned at 10:24 a.m.

I certify that the above Minutes accurately reflect the business conducted at the Commission meeting on September 22, 2026, and that the minutes were approved at the October 27, 2026, meeting.

Jurell Byrd, Jr., Secretary

**RESOLUTION TO APPROVE THE PURCHASE OF CERTAIN REAL PROPERTY ON W MILL STREET, GRAY COURT, SOUTH CAROLINA, FOR THE PURPOSE OF INSTALLATION OF A SEPTIC TANK AND DRAIN FIELD, AND TO AUTHORIZE THE EXECUTIVE DIRECTOR TO EXECUTE AND DELIVER ALL DOCUMENTS AND INSTRUMENTS WHICH MAY BE NECESSARY OR APPROPRIATE TO EFFECTUATE SUCH TRANSACTION**

**WHEREAS**, Laurens County Water and Sewer Commission ("LCWSC" or the "Commission"), by and through its enabling legislation as provided in Section 9 of 1959 Act No. 267, as amended, is empowered to acquire, purchase, lease, and sell such real estate, easements, rights-of-way, and personal or mixed property as may be deemed necessary to enable the district to carry out and perform its duties, including the provision of water and sewer service to the district and its residents; and

**WHEREAS**, the Commission has determined that acquiring the Property and installing, operating, and maintaining a septic tank and drain field thereon to provide sewer service to the Town of Gray Court and its residents serves a valid public purpose; and

**WHEREAS**, LCWSC desires to enter into a Contract of Sale to purchase from Piedmont Rural Telephone Cooperative ("PRTC") certain real property on the southeast side of W Mill Street, Gray Court, SC 29645, identified as Laurens County Tax Map Number 905-04-03-041 (the "Property"), for a purchase price not to exceed $30,000.00, to serve as a site for installation, operation, and maintenance of a septic tank and drain field; and

**WHEREAS,** the Property contains 0.77 acres, more or less, and is more fully shown and designated on a plat/drawing entitled "Exhibit A-2" prepared by GMC, dated October 7, 2025, a copy of which is attached hereto and made a part hereof; and

**WHEREAS**, funds for the purchase of the Property are available and appropriated for that purpose; and

**WHEREAS**, Jeff Field, as Executive Director of LCWSC, is the proper party to execute all documents and instruments associated with this transaction on behalf of LCWSC; and

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Commissioners of Laurens County Water and Sewer Commission hereby approves the purchase of the Property from PRTC for a purchase price not to exceed $30,000.00, and approves and authorizes the Executive Director to execute the Contract of Sale between the Commission and PRTC in substantially the form presented to the Board; and

**BE IT FURTHER RESOLVED** that the Board of Commissioners authorizes Jeff Field, as Executive Director of LCWSC, to take all actions and to execute and deliver on behalf of LCWSC any and all documents or instruments which may be necessary or appropriate to effectuate and complete the aforesaid transaction, including, without limitation, paying the purchase price and all closing costs from available funds and accepting and recording the general warranty deed conveying the Property to the Commission; and

**BE IT FURTHER RESOLVED** that all actions taken by the said Executive Director to carry out the intent of the foregoing resolution, and the execution and delivery of such instruments and documents as may be necessary for that purpose, are hereby approved, ratified, confirmed, and adopted in all respects.

**BE IT FURTHER RESOLVED** that this resolution was duly adopted by the Board of Commissioners at a meeting duly called and held on the 22nd day of September, 2026, at which a quorum was present and voting, and shall take effect immediately upon its adoption.

**LAURENS COUNTY WATER AND SEWER COMMISSION**

By: _____ Date: 9/22/26
Name: Thomas E. Davenport
Its: Chairman, Board of Commissioners

**ATTEST:**

_____ Date: 9/22/26
Name: Jurell Byrd, Jr.
Its: Secretary, Board of Commissioners

**A RESOLUTION**

**PROVIDING FOR THE REDEMPTION OF CERTAIN OUTSTANDING GENERAL OBLIGATION BONDS OF LAURENS COUNTY WATER AND SEWER COMMISSION, AUTHORIZING THE EXECUTIVE DIRECTOR THEREOF TO EXECUTE SUCH DOCUMENTS AND TAKE SUCH ACTIONS NECESSARY TO THE ACCOMPLISHMENT OF SUCH REDEMPTION, AND OTHER MATTERS RELATING THERETO.**

**BE IT RESOLVED BY THE LAURENS COUNTY WATER AND SEWER COMMISSION, IN MEETING DULY ASSEMBLED:**

**ARTICLE I**

1.1. The Laurens County Water and Sewer Commission ( the "Commission") is a special purpose district located within Laurens County, South Carolina, with the function of providing waterworks and sewer services, being the product of the consolidation of the former Laurens County Water Resources Authority and the former Rabon Creek Rural Water Commission undertaken by the Laurens County Council and the Greenville County Council by ordinances effective March 23, 1993 and March 2, 1993, respectively.

1.2. On June 25, 2024, the Commission issued to the United States Department of Agriculture, Rural Development ("USDA-RD"), its $5,100,000 General Obligation Bond, Series 2024A (the "2024A Bond").

1.3. On March 24, 2025, the Commission issued to USDA-RD its $3,900,000 General Obligation Bond, Series 2025 (the "2025 Bond", and, with "2024A Bond", the "Bonds").

1.4. Pursuant to South Carolina Code Ann. §6-11-990 (1976, as amended), for the payment of the principal and interest of the Bonds, as they respectively mature, and for the creation of such sinking fund as may be necessary therefor, the full faith, credit and taxing power of the Commission has been irrevocably pledged, and there shall be levied annually by the Laurens County Auditor, and collected by the Laurens County Treasurer, in the same manner as county taxes are levied and collected, a tax without limit on all taxable property within the boundaries of the Commission sufficient to pay the principal and interest of the Bonds as they respectively mature and to create such sinking fund as may be necessary therefor.

1.5. The Bonds are prepayable at any time at par at the option of the Commission in whole or in part prior to maturity. Partial prepayments are applied first to interest accrued to the date of redemption and thereafter to outstanding principal in reverse chronological order of maturity.

1.6. The Commission is advised that there is available in the sinking fund established for the payment of the Bonds the sum of $1,060,922 which may be applied to prepayment of the

Bonds. After consultation with its Municipal Advisors, First Tryon Advisors LLC, the Commission has determined to redeem the Bonds in part and is adopting this Resolution to effectuate such redemption.

* * * *

**ARTICLE II**

2.1 The Commission hereby elects to redeem the Bonds with funds available in the sinking fund established for the Bonds as follows:

a. $490,593 shall be applied to redemption of the 2024A Bond.

b. $570,329 shall be applied to the redemption of the 2025 Bond.

2.2 The Executive Director of the Commission is hereby authorized and directed to provide such notice to USDA-RD required to accomplish the redemption of the Bonds as soon as is practicable and to thereafter provide to the County Treasurer of Laurens County (a) an executed copy of this Resolution, (b) copies of such notices provided to USDA-RD, and (c) any other information required to facilitate the transfer of funds from the sinking fund established for the Bonds to USDA-RD.

2.3 This Resolution shall be indexed in the records of the Commission under the general heading "ELECTION TO REDEEM CERTAIN GENERAL OBLIGATION BONDS OF LAURENS COUNTY WATER AND SEWER COMMISSION, SOUTH CAROLINA."

DONE IN MEETING DULY ASSEMBLED, this 22nd day of September, 2026.

LAURENS COUNTY WATER AND SEWER COMMISSION, SOUTH CAROLINA

Chairman, Laurens County Water and Sewer Commission

ATTEST:

Secretary, Laurens County Water and Sewer Commission