



**NEWBERRY COUNTY COUNCIL
COUNTY COUNCIL AGENDA
Newberry Courthouse Annex
1309 College Street, Newberry, SC 29108
July 2, 2025
6:00 P.M.**

Call to order: Robert Shealy, Chairman.
Invocation and Pledge of Allegiance: Travis Reeder, Councilman.

1. Adoption of Consent Agenda:
 - a. Newberry County Council Work Session Minutes – June 18, 2025.
 - b. Newberry County Council Meeting Minutes – June 18, 2025.
 - c. Newberry County Economic Development Committee Minutes – June 23, 2025.
2. Additions, Deletions & Adoption of the Agenda.
3. Special Recognition:
 - a. Silverstreet Fire Department.
4. Ordinance 06-01-2025. An Ordinance acting on a request to amend the official Zoning Map established pursuant to Zoning Ordinance No. 12-24-01 as revised and amended by Zoning Ordinance No. 06-11-16 and codified in Chapter 153 of the Newberry County Code of Ordinances, establishes Zoning Classifications and Districts as to rezone one (1) real estate parcel totaling three and twenty-five thousand (3,025) acres designated as TMS No. 651-43 from GC-General Commercial to R2-Rural.
 - a. Public Hearing.
 - b. Second Reading.

5. Consideration and approval of the award of a contract for landfill monitoring and reporting services (RFQ 2025-8).
6. Consideration and approval of a bid for Little Mountain Reunion Park Improvements, a 2022 CPST Project (Bid Number 2025-9).
7. Consideration and approval of bids for Newberry Museum HVAC Replacements, a 2022 CPST Project (Bid Number 2025-13).
8. County Council may take action on matters discussed during the 5:00 pm executive session.
9. Appointments.
 - i. Airport Commission – District 1.
 - ii. Board of Zoning Appeals – District 1
 - iii. Library Board – District 1.
 - iv. Newberry Hospital Board (Seat One) – District 1.
 - v. Newberry Hospital Board (Seat Two) – District 1.
 - vi. Disabilities and Special Needs Board – District 1.
 - vii. Joint Planning Commission – District 1.
 - viii. Westview Behavioral Health Board – District 1.
 - ix. Board of Rescue Squads – Whitmire.
 - x. Board of Rural Fire Control – Whitmire.
 - xi. Board of Rural Fire Control – Station 8 (Bush River).
 - xii. Library Board – District 2.
 - xiii. Board of Rescue Squads – Lake Murray.
 - xiv. Board of Rural Fire Control – Fairview.
 - xv. Board of Rescue Squads – Little Mountain.
 - xvi. Board of Rural Fire Control – Little Mountain.
 - xvii. Board of Rescue Squads – Prosperity.
 - xviii. Board of Rural Fire Control – Prosperity.
 - xix. Board of Rural Fire Control – St. Philips.
 - xx. Library Board – District 5.
 - xxi. Board of Rescue Squads – Newberry Rescue.
 - xxii. Board of Rural Fire Control – Chappells.
 - xxiii. Newberry County Disabilities and Special Needs – District 7.
10. Public Comments (Three Minutes).
11. Comments/Requests from County Administrator.

12. Comments/Requests from Council.

13. Future meetings:

- a. Independence Day – July 4th – Offices Closed.
- b. Newberry County Council Work Session – July 16 at 5 p.m.
- c. Newberry County Council – July 16 at 6 p.m.
- d. Newberry County Public Safety and Courts Committee – July 21 at 5 p.m.
- e. Newberry County Executive Committee – July 28 at 5 p.m.
- f. South Carolina Association of Counties Conference – August 4-7, 2025.

14. Adjournment.

**NEWBERRY COUNTY COUNCIL WORK SESSION
MINUTES
June 18, 2025**

Newberry County Council met on Wednesday, June 18, 2025, at 5:00 p.m. in Council Chambers at the Courthouse Annex, 1309 College Street, Newberry, SC, for a Work Session.

Notice of the meeting was duly advertised, as required by law.

PRESENT: Robert Shealy, Chairman
Karl Sease, Vice-Chairman
Travis Reeder, Council Member
Johnny Mack Scurry, Council Member
Stuart Smith, Council Member
Jeff Shacker, County Administrator
Joanie Winters, County Attorney
Brian Kelly, GIS Analyst
Liz McDonald, Assessor
Eric Nieto, I.T. Director
Andrew Wigger, Clerk to Council/PIO

ABSENT: Leon Fulmer, Council Member
Todd Johnson, Council Member

1. Presentation and Discussion of Newberry County 2025 Reassessment – County Assessor Liz McDonald.

- Ms. Liz McDonald, Assessor, and Mr. Brian Kelly, GIS Analyst, presented a PowerPoint (included with these minutes) regarding reassessment in Newberry County.
- Highlights from the presentation:
 - Every five years the state mandates that counties do reassessment, Newberry County Council gave the Assessor's

Office a one year extension (as allowed by law) to perform reassessment.

- Almost 85% of the taxable property in Newberry County is residential.
- Act 388 established a 15% cap to limit drastic changes to taxable values at reassessment.
- Property taxes account for 54% of Newberry County's total revenue.
- Between 2019 and 2025, 77% of all sales were classified as residential.
- The average assessed value in Newberry is up 14% - while the national real estate market is up 37.5%.
- Mr. Shacker said they probably have many examples out there where the difference between the fair market value and the taxable value is larger because someone has occupied that home through multiple cycles and have benefited from the 15% cap several times.
- Mr. Sease asked if the Newberry County Assessor's Office had to go out and look at every property during reassessment to try and find out what it is worth. Mr. McDonald said it would take the appraiser over five years to visit every property, working from 8:30 a.m. until 5 p.m., with an hour lunch, and not doing any other work. That would just be going to look at property, so they cannot visit every property. Instead, they use mass appraisal and send out a notice, so if they mess it up, they can fix it.
- Mr. Sease asked if the property was built in the last five years, would they have to go out and look at it. Ms. McDonald said every new construction, every addition, they are there measuring and getting all of that data.
- Mr. Reeder asked how they factor in homestead exemption. Ms. McDonald said it is 4% of \$50,000 that is what you are exempting.
- Mr. Shacker said something he noticed on the sample notice was the October 29th deadline on the appeal and was that what they are going to be working with. Ms. McDonald said drop dead date would be end of July, but if they can get in before, they are going to do that. She said the October timeframe would be mid to end.

- Mr. Sease asked how the appeal process would work and what the timeframe is. Ms. McDonald said the appeal process is very informal process. She said first, it has to be in writing, even as simple as “I believe you have my property over valued because my roof leaks.” She said sending pictures is also helpful. However, she said it is a very painless process.

2. Adjournment.

- Mr. Reeder made a motion to adjourn; Mr. Smith provided the second and the motion carried 5-0.
- The Newberry County Council Work Session adjourned at 5:47 p.m.

NEWBERRY COUNTY COUNCIL

Robert “Nick” Shealy, Vice-Chairman

Andrew Wigger, Clerk to Council

Minutes Approved: _____



Newberry County

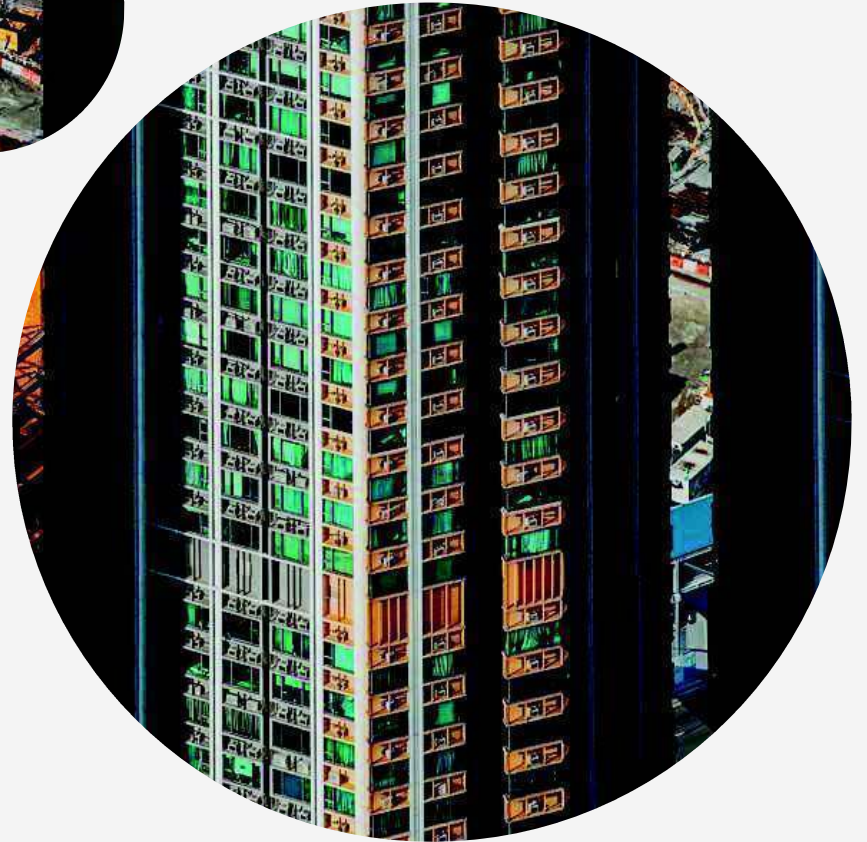
2025 Reassessment

June 18, 2025

Newberry County Assessor and GIS

Outline of Topics

- What is a Reassessment?
- Methods used to acquire and analyze data
- Newberry County Overview
 - Explanation of tax districts, municipalities, county council districts, with maps of each
 - Address and Sales Density Heat Maps
 - Importance of density and sales
- Reassessment Analysis, Appeals, Assessment Notices
 - Importance of Residential
 - How Values Change
 - Average Sale Prices
 - Commercial Overview
 - Appeals
 - Summary and Recap



5-year Reassessment

-5 years was established as the customary interval between large scale, county –wide reassessments by the state of South Carolina

-According to RealEstate.com, the median list price for a home on sale has gone up 37.5% since 2019

-Act 388 established a 15% cap to limit drastic changes to taxable values at reassessment

-The 15% cap was designed to prevent sudden large increases in property taxes





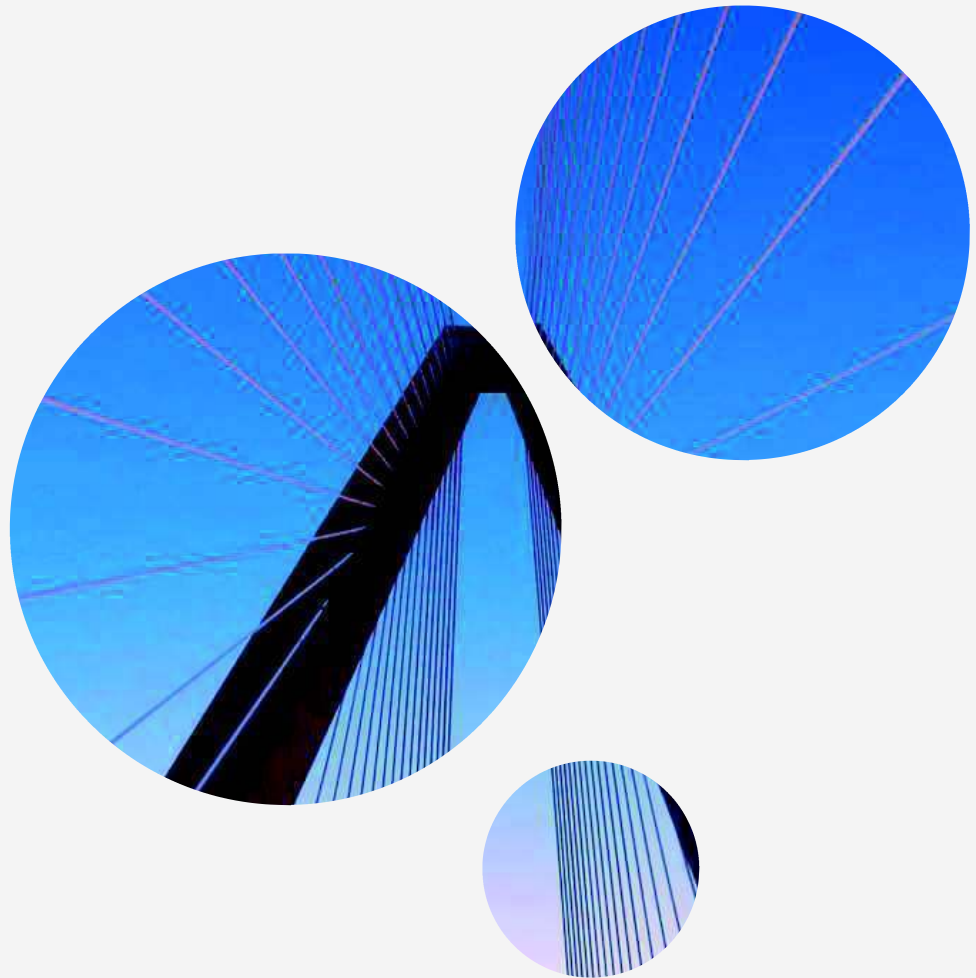
Since Act 388 was
implemented,
appeals have been
trending down
consistently and
rapidly



Methodology and Tools

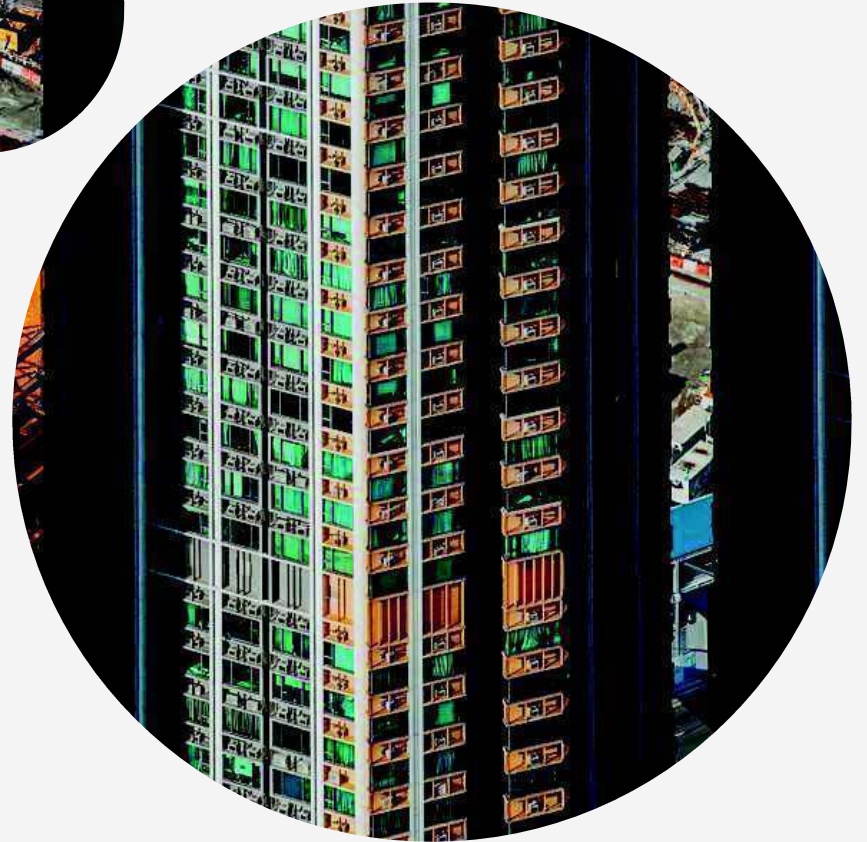
Appraisers (Boots on the Ground)

- On-site
- Mobile
- Trained to appraise property values based on the market
- Interact directly with the public
- The values derived by Appraisers lead to daily, real-time updates directly to the county's CAMA system



CAMA (by Patriot)

- Computer Assisted Mass Appraisal
- A database exclusively for “housing” value-related property data
- Patriot develops mathematical models that accurately calculate reassessment values directly within the software
- These functions/models are complex and use weighted parameters to produce statistically valid results
- These results are tabular and numeric by nature
- CAMA is supplemented by GIS




Geographic Information Systems (GIS)

- Patriot CAMA has limited GIS functionality directly in the program
- It is useful for viewing parcels and their associated data
- Newberry County GIS and Assessor's office rely heavily on software developed by ESRI (ArcGIS Pro)
- ESRI's ArcGIS Pro is the industry standard and allows for CAMA data and geographic data to be analyzed spatially, as well as statistically.





Newberry County Overview

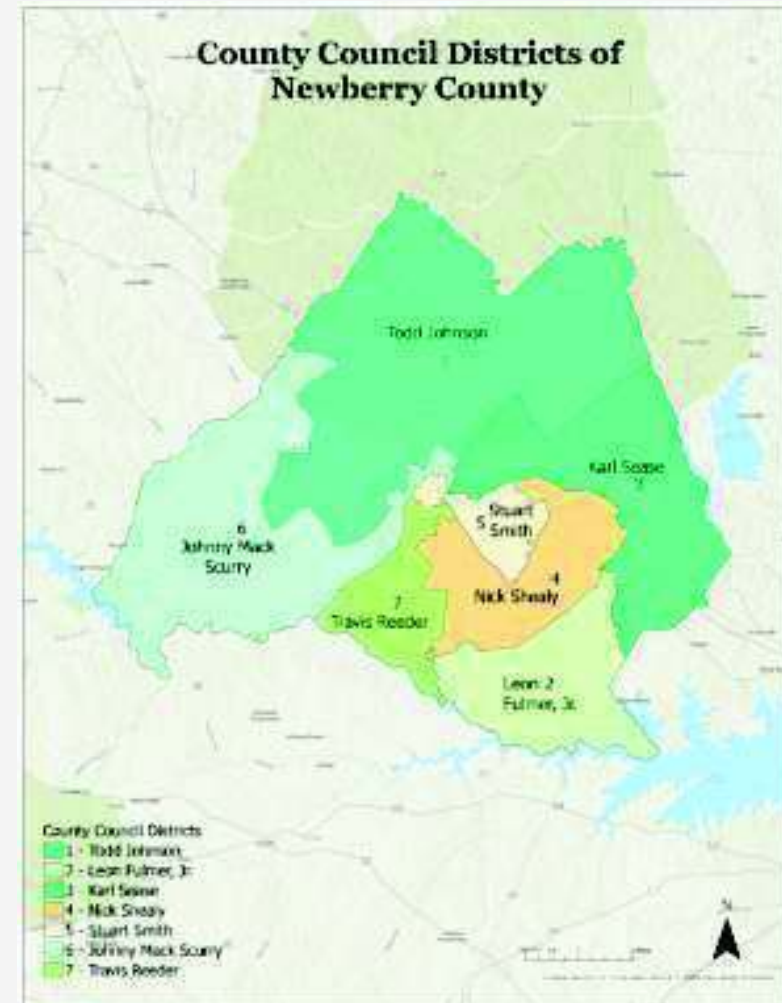


Property Taxes
account for
54% of
Newberry
County's total
Revenue

Tax Districts, Municipalities, and County Council Districts



Because of the way our CAMA system stores data, this presentation and analysis will focus on the tax data within the spatial context of **Tax Districts/Municipalities**.

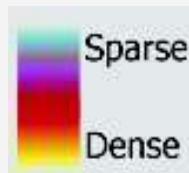


How to Interpret the Maps in this Presentation

Heat Map (Density)

- Uses a continuous color scale to represent the number of points within a specified radius
- In this presentation, the scale begins at light blue and ends at bright yellow
 - Light blue indicates low point counts (density)
 - Purple to Red to Orange indicate moderate point counts (density)
 - Bright yellow indicates high point counts (density)

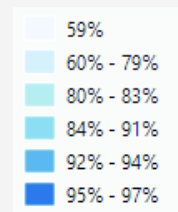
Example :



Choropleth Map (Graduated-colors)

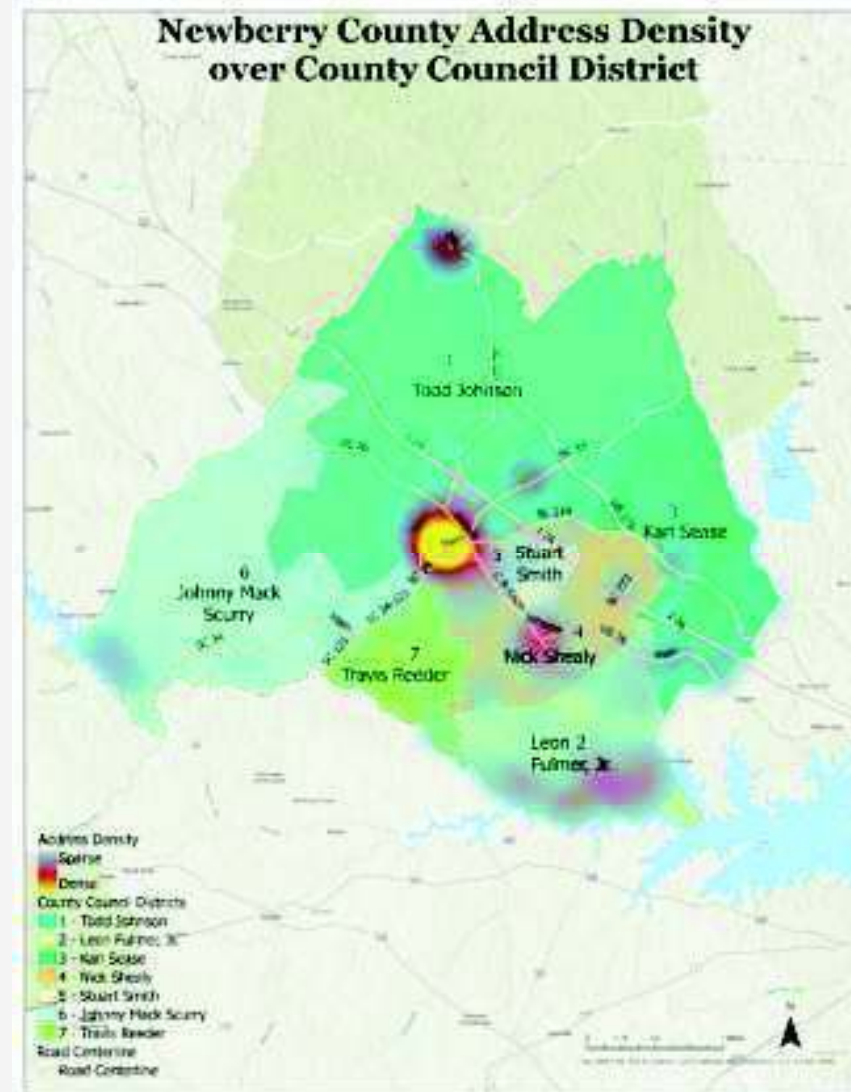
- Uses discrete colors to represent pre-defined intervals of data
- In this presentation, the scale begins at light blue and ends at dark blue
- These maps are easy to interpret due to the corresponding percentage interval

Example :



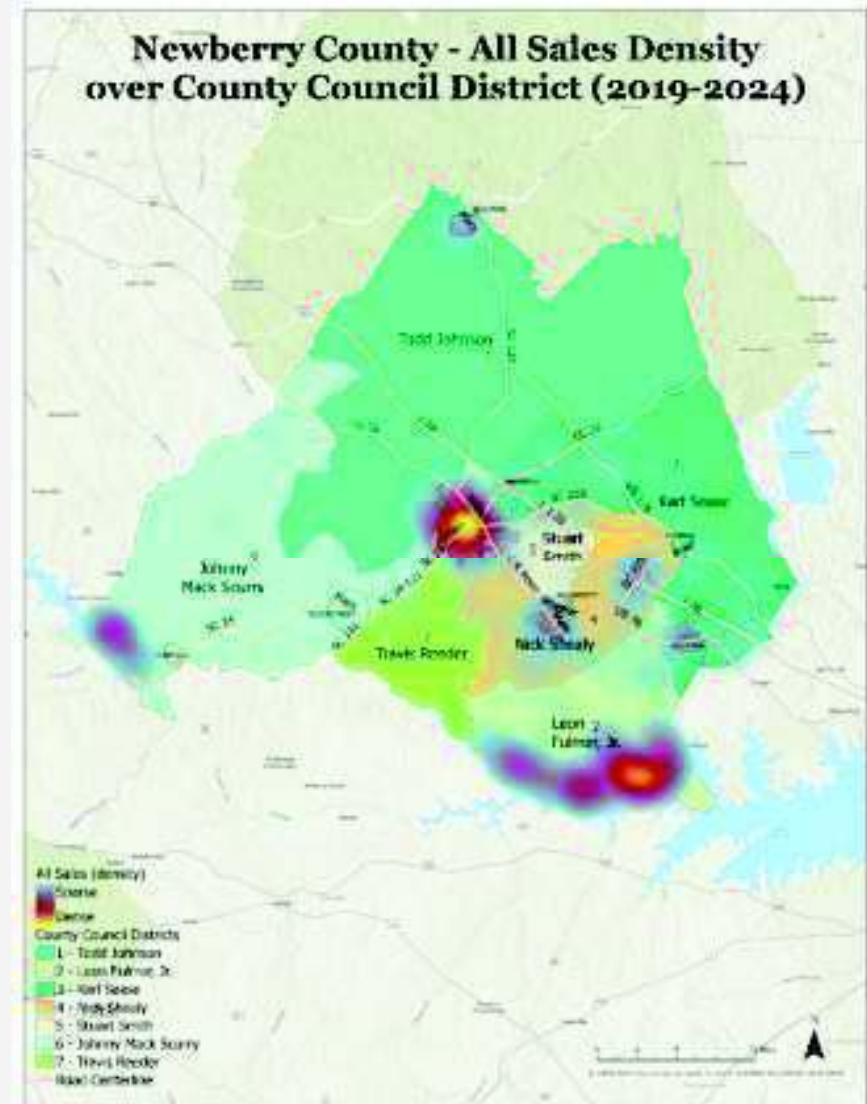
Where The People Are

- This map shows the density of taxable structures.
- With more residential and commercial structures, it means more people are living and working in these areas.
- As expected, areas around the cities, the lakes (Murray and Greenwood), and along major highways and arteries have more taxable structures.
- Hot spots include City of Newberry, Prosperity, Whitmire, around Lake Murray, and along US 76 and US 176.
- More taxable structures drive more transactions and sales.

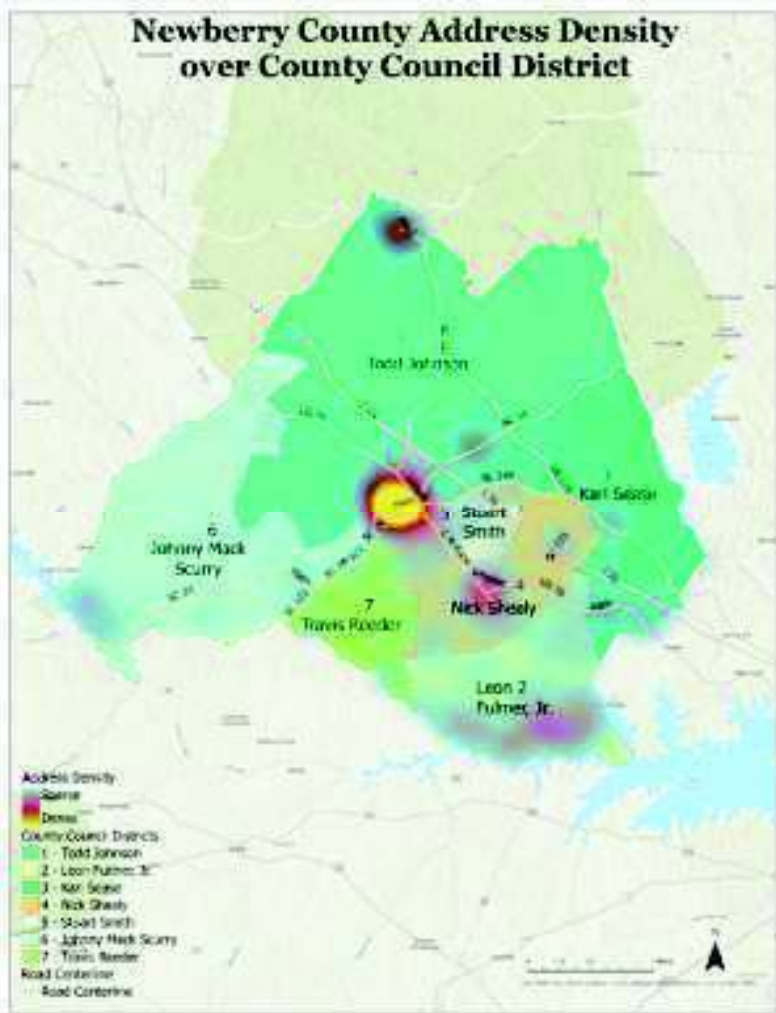


Where The Action Is

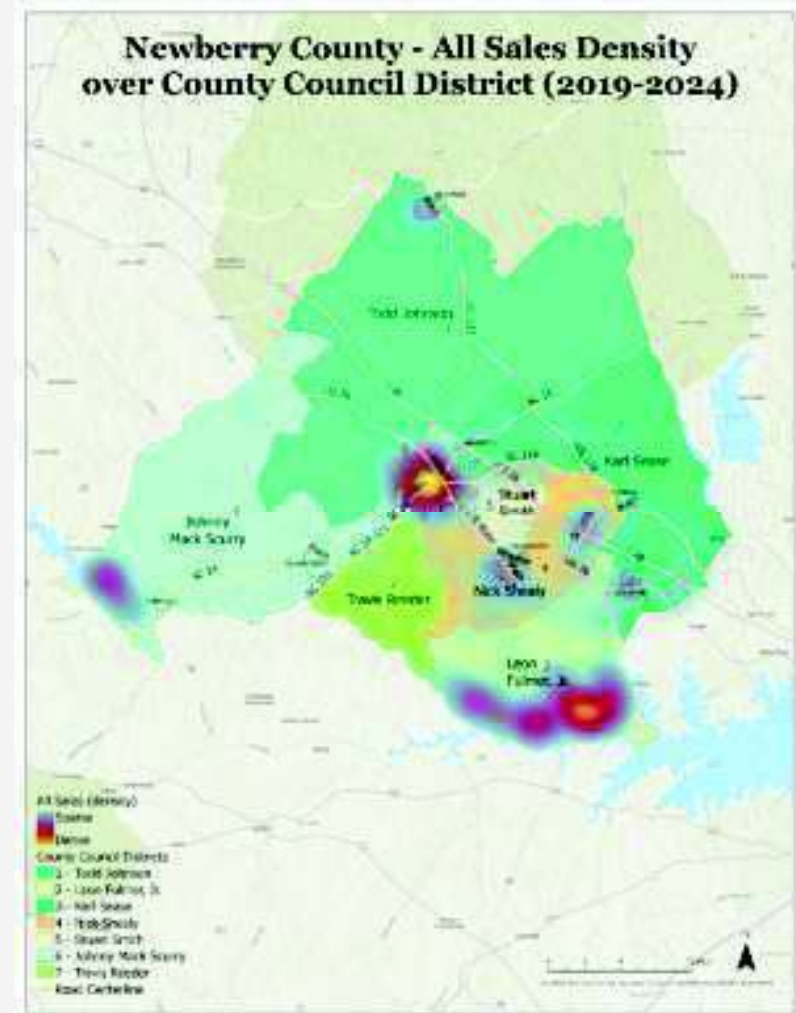
- Sales closely follow the people
- This map shows the locations of sales from 2019 to 2024
- As with the address density map, residential sales are focused around the cities/towns, Lake Murray/Greenwood, and along the highways
- Note: Whitmire has a high address density, but it experienced a low number of arms-length transactions (ATI's). **Only 13% of the transactions were negotiated sales between a seller and a buyer.** The vast majority (87%) of transactions were not ATI's.




Addresses and Sales – A Side-by-Side Comparison



The spatial similarities between **Address Density** and **Sales Density** reinforce the presumption that more structures lead to more sales. More sales, in turn, lead to more possible ATI's, which increases the chances of higher valuation changes due to the real-estate market's influence



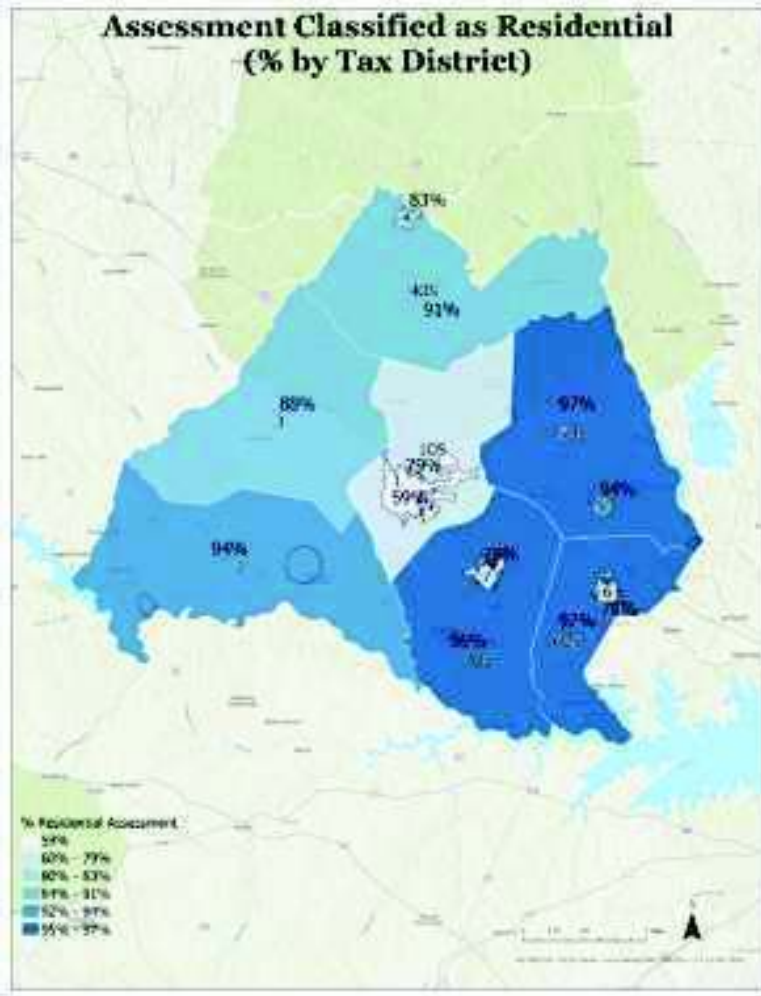


Reassessment Analysis



85% of total
assessed value
in Newberry
County is
Residential

Assessment – Percent Residential



Tax District	% Residential - Assessment	All Other Assessment
1 - Newberry	59%	41%
10S - Newberry (unincorporated)	79%	21%
2 - County (unincorporated)	94%	6%
3 - Kinards	88%	12%
4 - Whitmire	83%	17%
40S - Whitmire (unincorporated)	91%	9%
5 - Pomaria	94%	6%
50S - County (unincorporated)	97%	3%
6 - Little Mountain	76%	24%
60S - County (unincorporated)	97%	3%
7 - Prosperity	78%	22%
70S - County (unincorporated)	96%	4%
TOTALS	85%	15%

-Property taxes drive the tax base

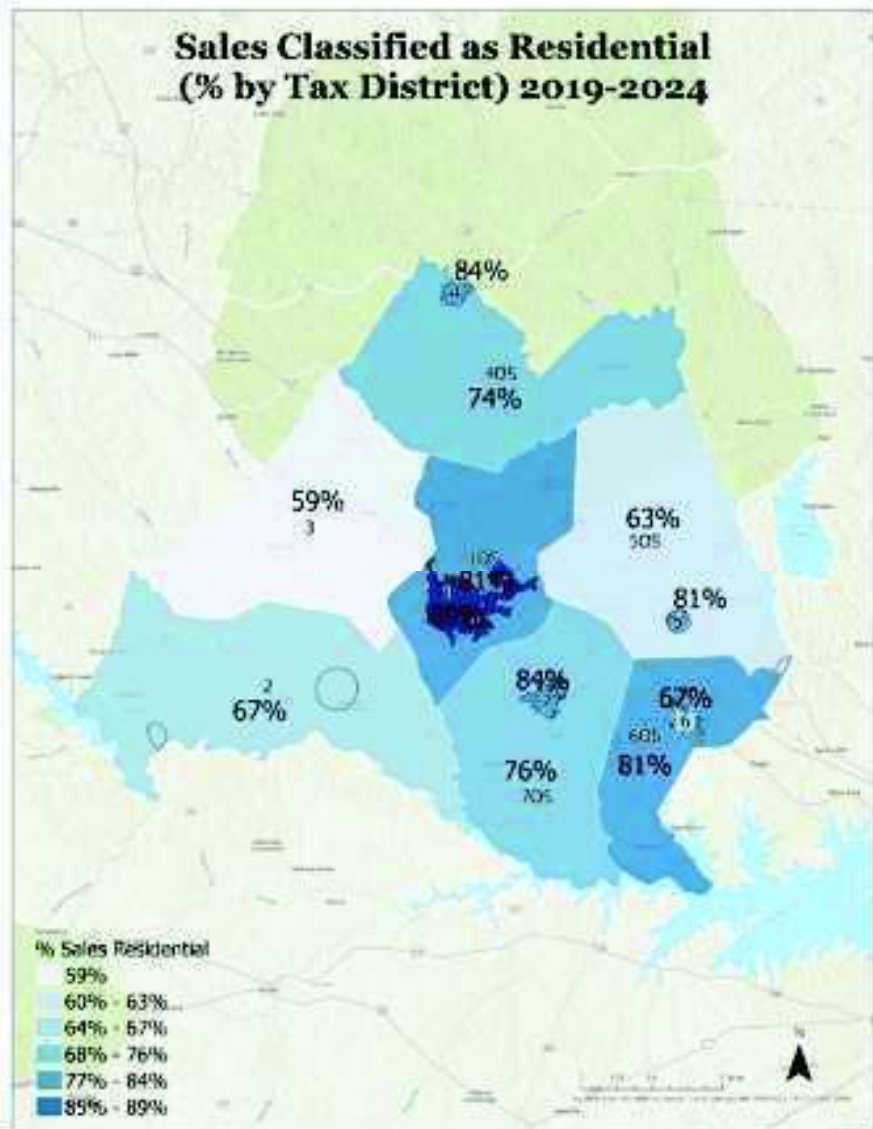
-58% of Newberry County's tax revenue comes from property taxes, which is more than all other revenue categories combined.

-The City of Newberry and its surrounding unincorporated area (10S), Whitmire, Little Mountain, and Prosperity all contain a relatively large number of commercial classified properties



Between 2019
and 2024,
77% of all sales
were classified
as Residential

Sales – Percent Residential vs. All Other (2019-2024)



Tax District	% Res Sales	% All Other
1 - Newberry	89	11
10S - Newberry (unincorporated)	81	19
2 - County (unincorporated)	67	33
3 - Kinards	59	41
4 - Whitmire	84	16
40S - Whitmire (unincorporated)	74	26
5 - Pomaria	81	19
50S - County (unincorporated)	63	37
6 - Little Mountain	67	33
60S - County (unincorporated)	81	19
7 - Prosperity	84	16
70S - County (unincorporated)	76	24
Grand Total	77	23

How Values Are Changing

-With Act 388, reassessment is about more than just market value.

-The taxable value can be a CAMA-generated market value, a capped value, or an ATI value.

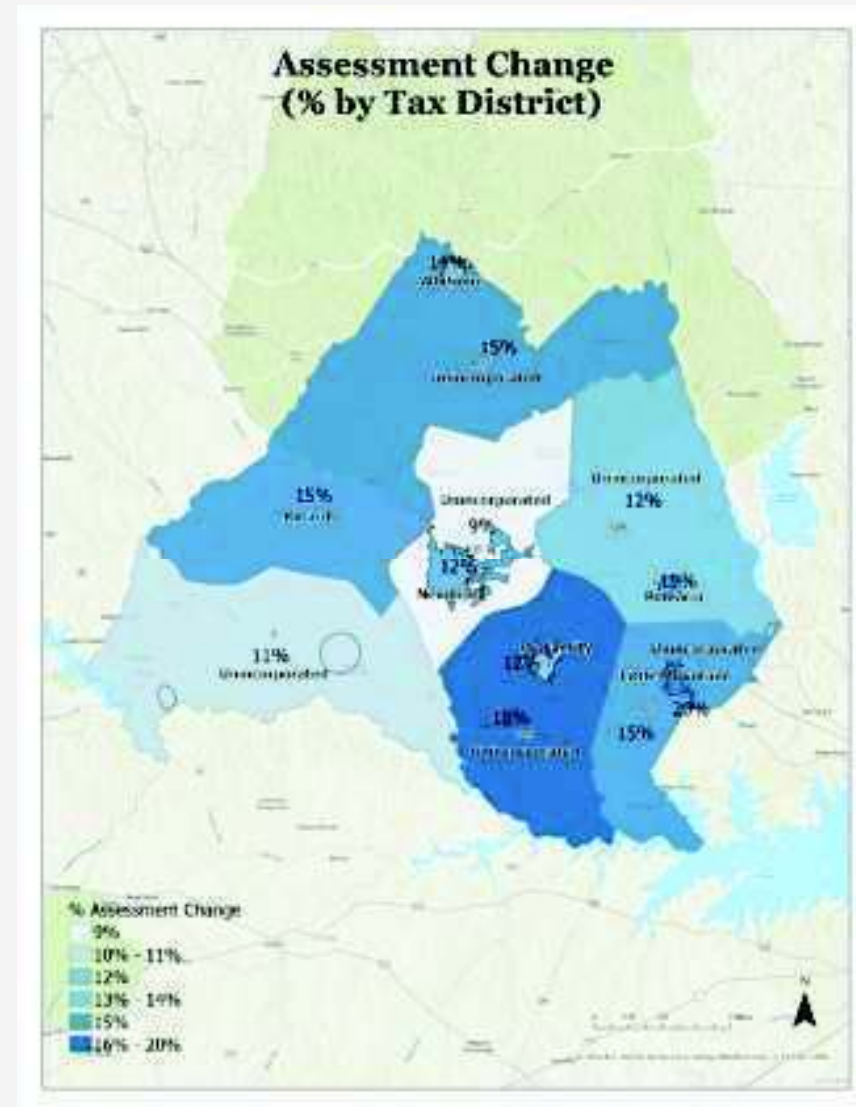
-Therefore, the assessed value is the baseline value to determine the amount of taxes paid (Assessment x Millage Rate = Taxes Due)

-The City of Newberry, despite being a population hot-spot, saw an increase of 12% while Kinards Tax District increased 15%. This indicates sales in Kinards, though fewer in number, were more inline with the general housing market trend

-Tax District 6 (Little Mountain), 6OS and 7OS (unincorporated adjacent to Lake Murray, saw large jumps in Assessed Values due to waterfront influence.

-Little Mountain saw the largest increase (20%) of any municipality in Newberry County

-10S contains a lot of commercial property, county and government exempt real-estate



Average Residential Sale Price per Council District



**Assessment Change
(% by Tax District)**

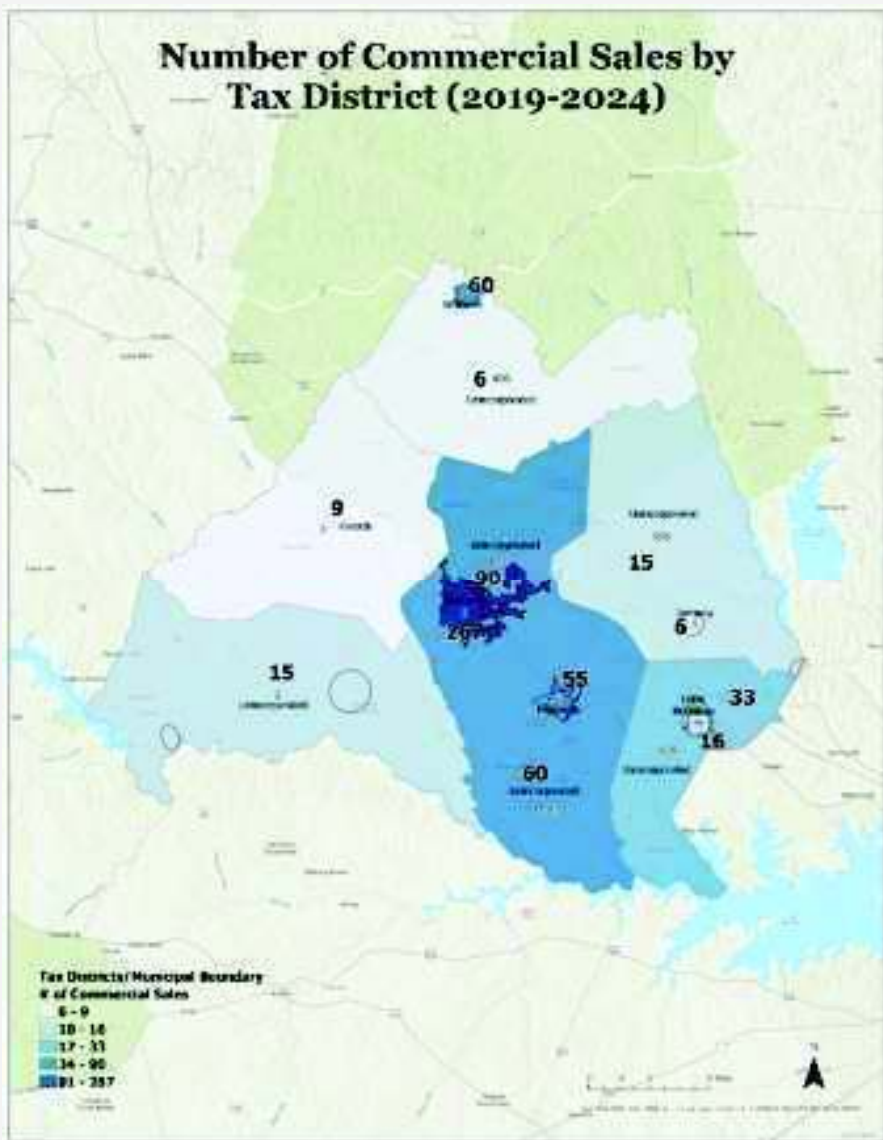


**Assessment Change
(Value by Tax District)**

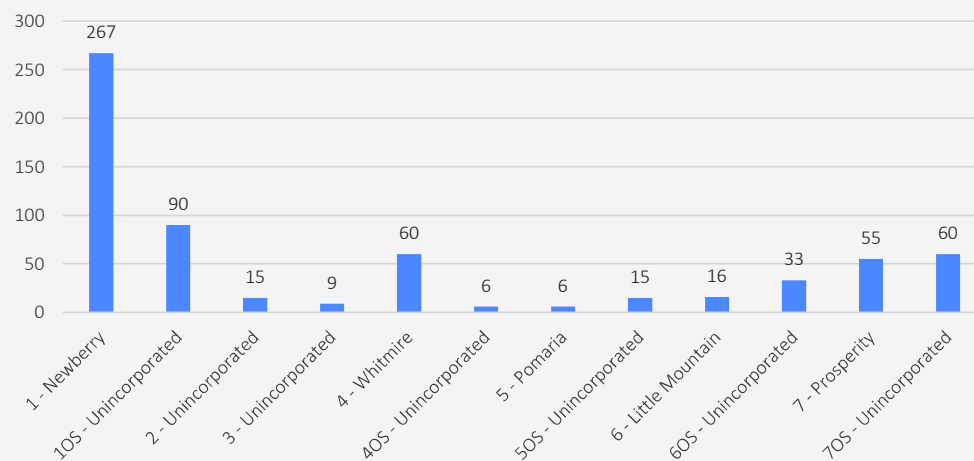


Commercial Sales by Tax District

42% of all commercial sales occurred in the City of Newberry

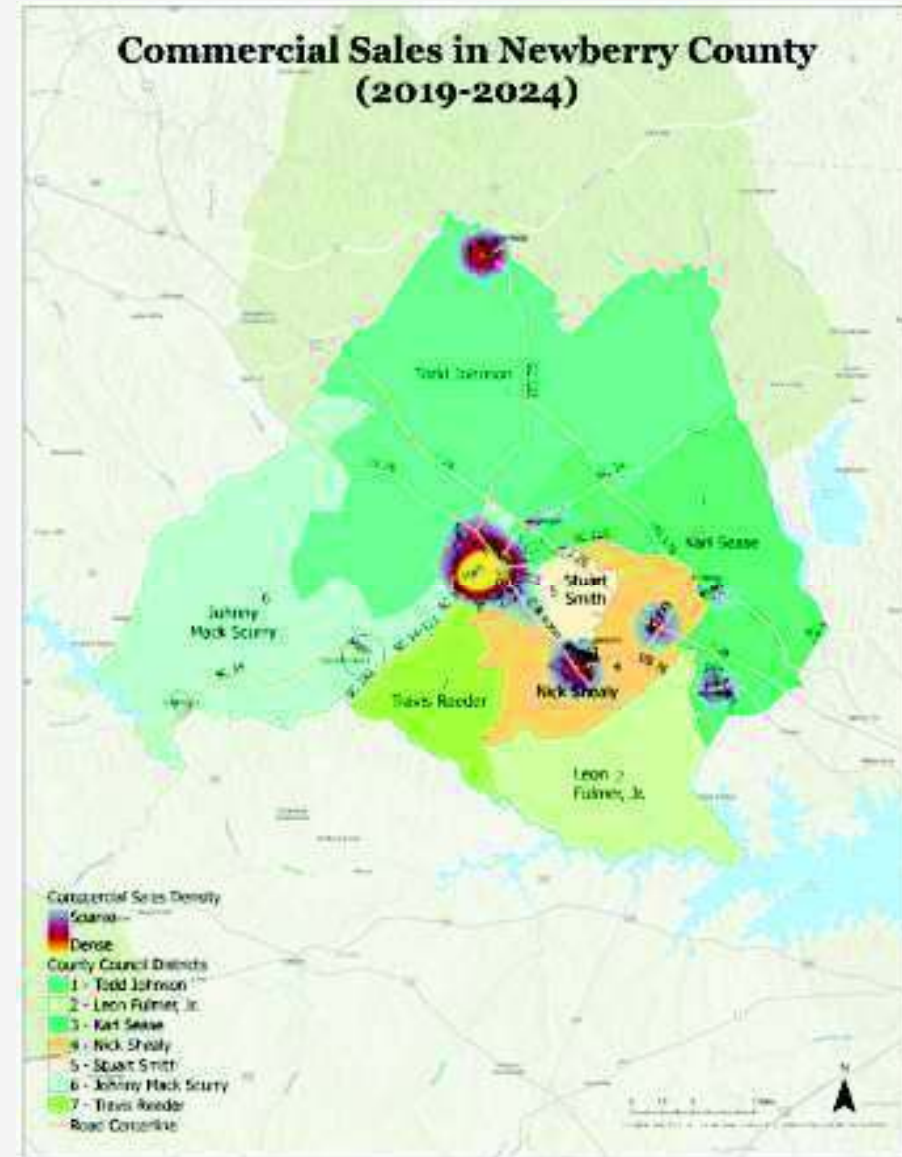


Commercial Sales (2019-2024)

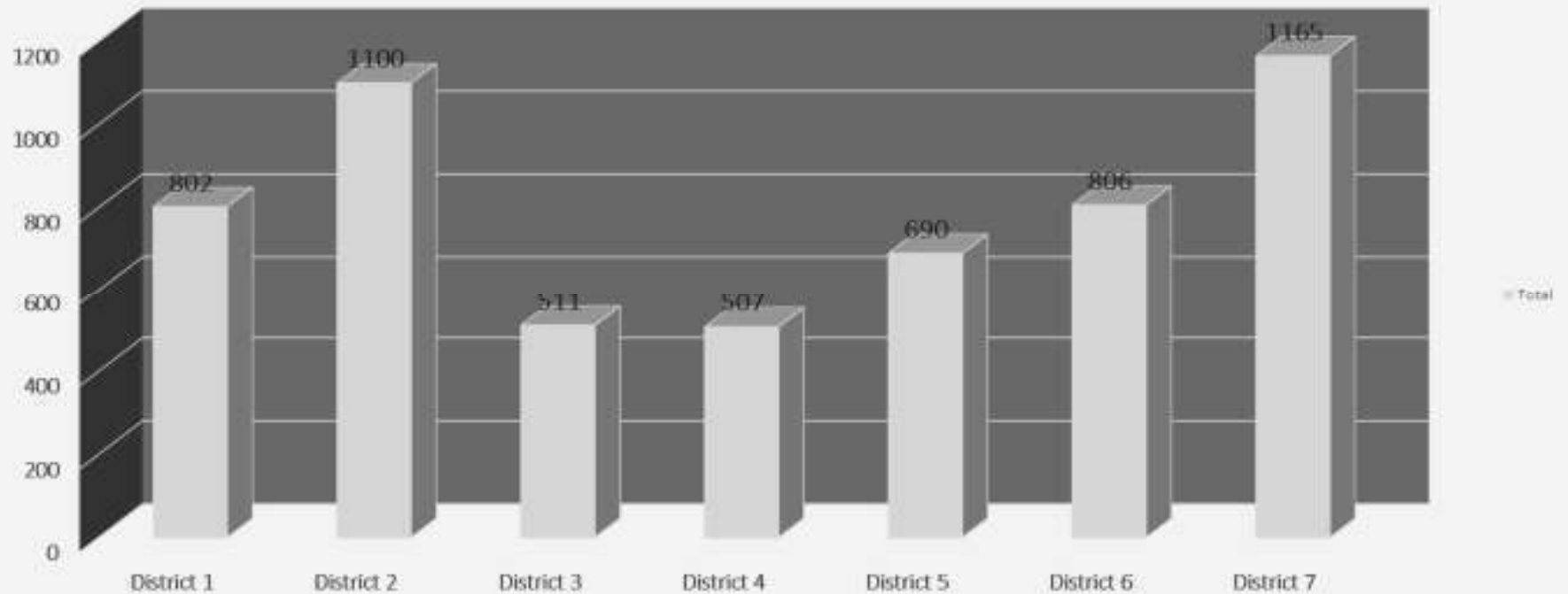


Commercial Sales In Newberry County

- Hot spots in predictable areas mostly
- Commercial Sales accounted for 3.7% of all sales between 2019-2024
- There has been increasing activity on the major thoroughfares, but with positives come negatives. An example would be Cookout, which came online in 2025, but Burger King, which is located less than a mile east, closed in 2025.
- Mavis Tire and Express Oil Change, while a positive added assessment will take business away from the smaller, locally owned companies. More modernized businesses operate more efficiently, allowing for service without an appointment and enabling customers to get in and out quickly without delay.

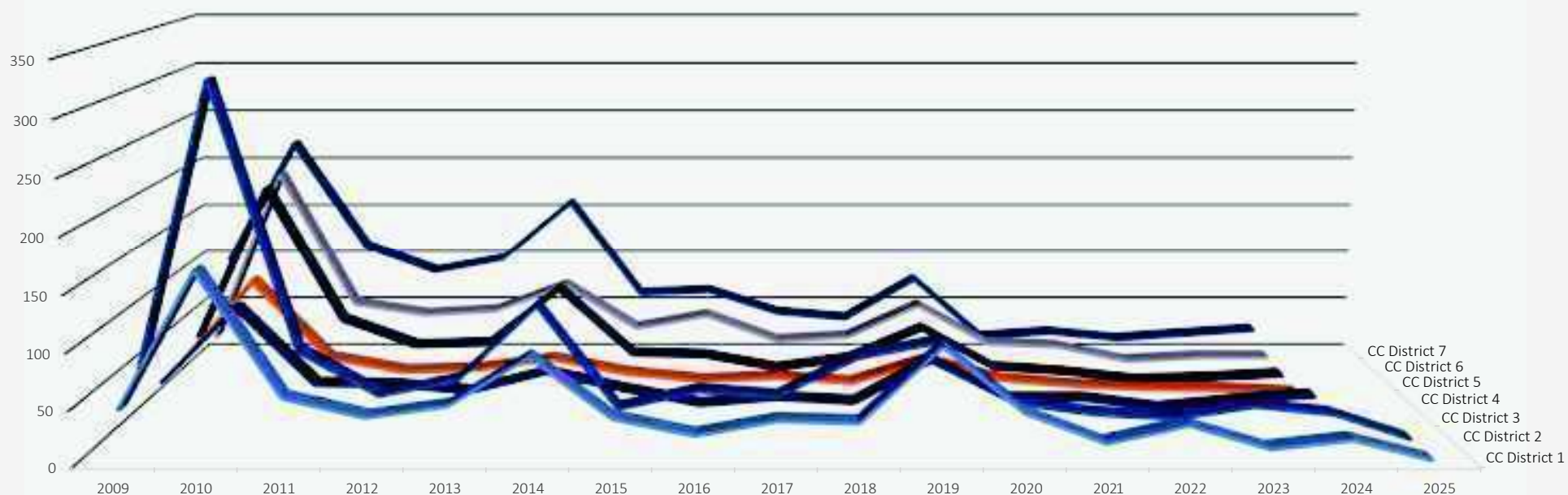


Total Appeals by County Council District 2009-2024



Appeals by County Council District by Year

- Since the enactment of Act 388 (15% cap) in 2010, appeals have consistently dropped.
- Reassessment years (2010, 2014, 2019) produce more appeals, but the trend is downward
- The number of appeals has fallen by an average of 38% each assessment cycle
- The number of appeals fell 52% from 2010-2014
- The number of appeals fell 24% from 2014-2019



Example Assessment Notice

The notice will contain the following:

- The reason for the notice: Countywide Reassessment.
- The market and taxable value.
- The assessment. This is not the taxes due.
- The appeal deadline.

 Newberry County Assessor's Office
1512 Martin St.
PO BOX 712
Newberry, SC 29108

**This is a
PROPERTY TAX ASSESSMENT NOTICE**
THIS IS NOT A TAX BILL

Because there has been an increase of one thousand dollars or more in the fair market value or special use value of this property, the Assessor is notifying the taxpayer of this change in value. For purposes of this notice, SC Code of Law 5-12-60-80 defines the taxpayer as the owner of the property, as of December 31st of the prior year. This is not a tax bill.

384 1 AV 0.468 P:384 / T:1 / S:
PROPERTY OWNER
2319 NEWBERRY LANDING CIR
NEWBERRY SC 29108-1673

Reason For Change	Countywide Reassessment	Tax Year	2025
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Property Description: Property ID: 33617

Location Address	2319 NEWBERRY LANDING CIR	Tax Map Number	340-1-57-26
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Assessed Value as of	12/31/2023	Fair Market Value	\$330,500
Notification Date	7/31/25	Taxable Value @ 4%	\$299,500
Legal Description	LOT 26/ 33 AC PLAT BK 0251 PG 2 PLAT 0233 PG 8	Taxable Value @ 6%	
Acres or Acres	1	Agricultural Use Value	
Tax District	1	Assessment	11,980

This is NOT a Tax Bill

If you disagree with the fair market value, the special use value, the assessment ratio, or the assessment of your property, please see reverse side of the notice for the appeal procedure.

The Written Objection Must Be Filed With The Assessor By 10/29/2025



The 15% Cap RULES in Newberry

The average assessed value in Newberry is up 14% - while the national real estate market is up 37.5%.

This clearly demonstrates the cap's effect.

Recap – Reassessment 2025



A focus on residential sales, the primary driver of the tax base.



-Even though Newberry is a rural county (with many sales occurring in population hot-spots) dense sales hot-spots exist around Lake Murray and Lake Greenwood



The average assessed value in Newberry is up 14%. While the national real estate market is up 37.5%.



- Our technology is improving
- Our GIS Infrastructure is newly updated
- CAMA updates are in the works



Appeals are decreasing every year

**NEWBERRY COUNTY COUNCIL
MINUTES
June 18, 2025**

Newberry County Council met on Wednesday, June 18, 2025, at 6:01 p.m. in Council Chambers at the Courthouse Annex, 1309 College Street, Newberry, SC, for a regular scheduled meeting.

Notice of the meeting was duly advertised, as required by law.

PRESENT: Robert Shealy, Chairman
Karl Sease, Vice-Chairman
Travis Reeder, Council Member
Johnny Mack Scurry, Council Member
Stuart Smith, Council Member
Jeff Shacker, County Administrator
Joanie Winters, County Attorney
Sheriff Lee Foster, NCSO
Liz McDonald, Assessor
Eric Nieto, I.T. Director
Andrew Wigger, Clerk to Council/PIO

ABSENT: Leon Fulmer Jr., Council Member
Todd Johnson, Council Member

Mr. Shealy called the meeting to order at 6:01 p.m.

Mr. Scurry led the invocation and Pledge of Allegiance in place of Mr. Johnson.

1. Adoption of Consent Agenda:

- a. Newberry County Council Work Session – June 4, 2025.
- b. Newberry County Council Meeting – June 4, 2025.

- Mr. Sease made a motion to accept the minutes as presented; Mr. Smith provided the second and the motion carried 5-0.

2. Additions, Deletions & Adoption of the Agenda.

- Mr. Scurry made a motion to accept the minutes as presented; Mr. Reeder provided the second and the motion carried 5-0.

3. Special Recognition:

a. Virginia Atkins Retirement Building/Zoning.

- Mr. Shacker recognized Ms. Atkins for her service to Newberry County, highlighting her accomplishments and pivotal moments while working for Newberry County.

4. A Proclamation declaring June 19, 2025, Juneteenth in Newberry County in recognition of the abolition of slavery in the United States of America.

- Mr. Sease made a motion to accept the Proclamation; Mr. Smith provided the second and the motion carried 5-0.
- Mr. Reeder presented a copy of the Proclamation to City of Newberry Councilwoman Jackie Holmes.

5. Resolution 06-2025. A resolution declaring the intention of Newberry County, South Carolina to reimburse itself for certain expenditures with the proceeds of a General Obligation Bond to be incurred by Newberry County, South Carolina.

- Mr. Shacker said what this Resolution declares the county's intention to purchase equipment that Newberry County Council approved in the FY 2025-26 budget, and to potentially reimburse the county from the proceeds from the issuance of a general obligation bond. He said it enables the county to be

nimble if they have opportunities to purchase this budgeted equipment, and the fact that they will have to go through three readings and a public hearing of an ordinance to issue the bond, not get in the way of purchasing those items.

- Mr. Shacker further stated they can purchase the equipment and then Newberry County Council will likely issue a bond in December, and they can reimburse themselves from the proceeds of that bond. If the equipment is purchased in the last two quarters of the fiscal year, the issuance of the bond may occur before the equipment.
- The equipment includes a dump truck, a trailer, and a 5500 series truck that is adaptable.
- Mr. Smith made a motion to accept the Resolution; Mr. Sease provided the second and the motion carried 5-0.

6. Resolution 07-2025. A resolution declaring the intention of Newberry County, South Carolina to reimburse itself for certain expenditures with the proceeds of a Lease-Purchase to be incurred by Newberry County, South Carolina.

- Mr. Shacker said in this case, the vehicle for borrowing the money is a lease purchase, a form of financing which is not considered long-term debt. With the goal of the lease purchase being the same as above.
- In this case, the items are a fire engine and two ambulances. The order for the two ambulances was placed last calendar year and they will take delivery in July, more than likely.
- Mr. Reeder made a motion to accept the Resolution; Mr. Scurry provided the second and the motion carried 5-0.

7. Ordinance 06-01-2025. An Ordinance acting on a request to amend the official Zoning Map established pursuant to Zoning Ordinance No. 12-24-01 as revised and amended by Zoning Ordinance No. 06-11-16 and codified in Chapter 153 of the Newberry County Code of Ordinances, establishes Zoning Classifications and Districts as to rezone one (1) real

estate parcel totaling three and twenty-five thousand (3.025) acres designated as TMS No. 651-43 from GC-General Commercial to R2-Rural.

a. First Reading.

- Mr. Sease made a motion to accept first reading; Mr. Smith provided the second.
- Mr. Shacker said this parcel has only recently been platted, as it recently consolidated a portion of an adjoining parcel. The property owner has asked to downzone it from General Commercial to R2-Residential. This would allow for residential uses on the property and the rezoning has been recommended by the Joint Planning Commission.
- The motion carried 5-0.

8. County Council may take action on matters discussed during the 5:00 pm executive session.

- No action was taken.

9. Appointments.

- Newberry County Board of Rescue Squads – District 3.
 - Mr. Sease nominated Ms. Malorie Hipp. Mr. Smith made a motion to accept the nomination; Mr. Reeder provided the second and the motion carried 5-0.
- Newberry County Disabilities and Special Needs – District 2.
 - Mr. Fulmer requested that Mr. Shealy reappoint Ms. Debra Kelly. Mr. Sease made a motion to accept the reappointment; Mr. Reeder provided the second and the motion carried 5-0.

10. Public Comments (Three Minutes).

- Rep. Walt McLeod thanked Newberry County Council for recognizing his services to the Central Midlands Council of Governments. He said it has been his pleasure to work with Mr. Sease, Ms. Vina Abrams, and Mayor Foster Senn (City of Newberry). He also complimented the author of the Resolution that thanked him for his service. He said he regretted that he could not be here during the last meeting, but his nephew was in the hospital and requested he come to see him. He said the Central Midlands Council of Governments work well to protect and further the best interest of the County of Newberry, City of Newberry, and every resident of the county.
- Mr. John Rodriguez said he has a situation in his development, a gated community of 88 owners, mostly seniors. He said it is residential, not commercial, but they have one individual in the community who has an Airbnb, which he started in 2018. They said he was given a 90-day window, but now it is a weekly thing. He said it presents a problem; they have people coming in and they don't have a clue. They have no control over the speeding, partying, drinking, etc. He said they do not have power in their covenant, but now it is out of control. Mr. Rodriguez said the City of Columbia recently put a temporary ban on Airbnbs because of a shooting. This prompted him to decide they need to do something and maybe Newberry County Council can help. He said they need some guidance, maybe not now, but in the near future this could be addressed on an agenda.
- Mr. Darrell Shull said he is behind the station that goes from General Commercial to R2. He said he spoke at the Joint Planning Commission and his concern is Rader Road, he said an impact study of how much water is going to push on that road, and that road is only designed for, at max, one and a half vehicles. You have to pull over in the ditch to let others pass, and if you're going to bring out RVs, bass boats with trailers. We need some

speed watches on that road because it is 15 MPH. He said his concern is public safety.

11. Comments/Requests from County Administrator.

- Mr. Shacker said they had a bid opening for the Little Mountain Reunion Park improvements (CPST project) and the results are being tabulated, but hopefully they will do as well with that project as they did the others. He said they also had a pre-bid on the HVAC improvements to the museum (CPST project).

12. Comments/Requests from Council.

- Mr. Reeder said he wasn't here at the last meeting, but thanked Administration and everyone who contributed to the finishing of the new budget, and they did an excellent job. He also thanked Councilwoman Holmes at the excellent showing on Saturday for the Juneteenth Festival and everyone enjoyed themselves.
- Mr. Smith thanked everyone for coming and participating in local government. He said he hears their concerns, and they will look into them. He thanked Rep. McLeod for his years of service for Newberry. He also thanked Councilwoman Holmes for her hard work.
- Mr. Scurry thanked everyone for coming and participating. He asked that everyone keep Mr. Johnson in their prayers.
- Mr. Sease thanked everyone for coming out and said they like input. He said he's been seeing in the news that Airbnbs have had issues, he said in the past they've discussed doing an ordinance, but they need to discuss it some more. He said he knows the rezoning issue is a concern, and going back to R2, which the parcel is surrounded by R2, if they want to put RVs they will have to

get that approved. Mr. Sease also thanked Councilwoman Holmes, Sheriff Foster, and Rep. McLoed for their service.

- Mr. Shealy thanked everyone for coming out and participating, he said they have heard their concerns, and they will see what they can do. He wished his wife of 31 years a happy anniversary.

13. Future meetings:

- a. Newberry County Economic Development Committee – June 23 at 5 p.m.
- b. Newberry County Council Work Session – July 2 at 5 p.m.
- c. Newberry County Council – July 2 at 6 p.m.
- d. Independence Day – July 4th – Offices Closed.
- e. Newberry County Council Work Session – July 16 at 5 p.m.
- f. Newberry County Council – July 16 at 6 p.m.
- g. Newberry County Public Safety and Courts Committee – July 21 at 5 p.m.

14. Adjournment.

- Mr. Scurry made a motion to adjourn the meeting; Mr. Smith provided the second and the motion carried 6-0.
- Newberry County Council adjourned at 6:30 p.m.

NEWBERRY COUNTY COUNCIL

Robert “Nick” Shealy, Chairman

Andrew Wigger, Clerk to Council

Minutes Approved: _____

DRAFT

**NEWBERRY COUNTY COUNCIL ECONOMIC DEVELOPMENT COMMITTEE
MINUTES
June 23, 2025**

Newberry County Council Economic Development Committee met on Monday, June 23, 2025, at 5:00 p.m. in Council Chambers at the Courthouse Annex, 1309 College Street, Newberry, SC, for a regular scheduled meeting.

Notice of the meeting was duly advertised, as required by law.

PRESENT: Karl Sease, Committee Chair
Travis Reeder, Committee Member
Robert N. Shealy, Committee Member
Jeff Shacker, County Administrator
Rick Farmer, Economic Development Director
Jessie Long, Economic Development Coordinator
Eric Nieto, I.T. Director
Andrew Wigger, Clerk to Council/PIO

1. Invocation and Pledge of Allegiance – Robert Shealy, Committee Member.
 - Mr. Shealy led the invocation and Pledge of Allegiance.
2. Call to Order – Karl Sease, Chairman.
 - Mr. Sease called the meeting to order at 5:00 p.m.
3. Additions, Deletion, & Adoption of the Agenda.
 - There were no additions or deletions.

4. Public Comments.

- There were no Public Comments.

5. Staff Report

a. Project Activity

- Mr. Farmer said project activity is between slow and fast. He said they are seeing huge projects (hundreds of millions of dollars and in some cases a thousand jobs), but they are not seeing the typical projects (\$15 million in investment, 35 jobs).
- Mr. Farmer said they hope that after some of the tariff information becomes clearer, then that will ease up and they will see more activity among mainstream projects.
- The county has seen expansion activity, several companies in town that are considering options to expand. Kraft-Heinz has let the county know they are nearly complete with the terms of their 2023 expansion.

b. Product Development:

i. Water-Sewer Extension for MCIP.

- This project will get water to the last five sites within the Mid-Carolina Commerce Park. The sewer is going to be done on the west side of the park.
- Following the completion of the water and sewer extension, this will only leave the asphalt project left to be completed for this phase.
- The county received a grant from the Rural Infrastructure Authority (RIA) for \$650,000, which will be matched with Utility

Tax Credits from the Newberry Electric Cooperative for this water-sewer extension.

- Mr. Farmer said they have the water permit in hand and the sewer permit should be forthcoming. They will go for bids roughly in July and come before Newberry County Council in August for consideration. This will allow construction to take place in September.
- Mr. Sease asked if the water that will be provided will be purchased from the City of Newberry. Mr. Farmer said the Newberry County Water and Sewer Authority will own this infrastructure.

ii. Mawsons Way Extension.

- This project will take the L-shaped road and turn it into a U-shaped Road, according to Mr. Farmer.
- The winning bidder was Satterfield Construction (about \$2.5 million), with the bids coming in lower than the estimates.
- Construction should start in late July.
- Mr. Shealy asked if they were going to start at the back entrance of Komatsu, to which Mr. Farmer answered in the affirmative.
- Mr. Farmer said this project will allow commerce to flow more smoothly and it will make things safer out there.
- Mr. Farmer said this will open up three industrial sites to development, around 40-50 acres total.

c. Prospect Development:

i. Web site improvements.

- Ms. Long said they have completed an intensive review of the web pages for Economic Development on the Newberry County website and getting those updated. Through the strategic plan, a

few areas were already identified. There are new pages that are still being built.

- Ms. Long also said they are looking at events, one of which is Toast of the Town, but they are looking at rebranding that event named something different. Ms. Long has met with the Newberry County Chamber of Commerce to make sure they are not doing something they are already doing, so they can collaborate and rely on both of their resources.
- Mr. Farmer said what he is looking for Ms. Long to do is take charge of workforce development. He said she will be the educational liaison to bring all of these units together and work in a coordinated way to work together.
- The Central SC Alliance is working on a video on Newberry South Industrial Site.

d. Other:

i. Personnel (new hire).

- Ms. Long is the new Economic Development Coordinator and will assist Mr. Farmer and make the department better. Mr. Farmer thanked Mr. Shacker for letting him hire someone that was not completely green. He said he was able to go out and get someone with experience and skills. Mr. Farmer said Ms. Long only needs to learn the economic development portion of the job, and she has already begun.

6. Executive Session

§30-4-70 (a)(2) and (a)(5): Discussion of matters incident to proposed contractual arrangements, and related to the proposed location, expansion, or the provision of services encouraging location or expansion of industries or

other business in the area served by the public body, including Projects Altair, Stelvio, Captain America, Eco, Frontier, Orchid and Pinto.

- Mr. Shealy made a motion to go into Executive Session; Mr. Reeder provided the second and the motion carried 3-0.
- Newberry County Economic Development Committee went into Executive Session at 5:16 p.m.
- Mr. Shealy made a motion to come out of Executive Session; Mr. Reeder provided the second and the motion carried 3-0.
- The Newberry County Economic Development Committee came out of Executive Session at 5:45 p.m.

7. Comments by and discussion items from the Committee Members.

- Mr. Shealy said good information and glad to have Ms. Long in the Economic Development department and she did an excellent job in her previous position, as well.
- Mr. Sease said glad to have her on board and he has heard good things from his neighbors on how she helped them in the recreation division over the summer. He said he thinks we have a good team here at the county.

8. Adjourn.

- Mr. Shealy made a motion to adjourn the meeting; Mr. Reeder provided the second and the motion carried 3-0.
- Newberry County Economic Development Committee adjourned at 5:46 p.m.

NEWBERRY COUNTY COUNCIL

Karl Sease, Chairman

Andrew Wigger, Clerk to Council

Minutes Approved: _____

DRAFT

STATE OF SOUTH CAROLINA)
)
NEWBERRY COUNTY)

ORDINANCE NO. 06-01-2025

AN ORDINANCE ACTING ON A REQUEST TO AMEND THE OFFICIAL ZONING MAP ESTABLISHED PURSUANT TO ZONING ORDINANCE NO. 12-24-01 AS REVISED AND AMENDED BY ZONING ORDINANCE NO. 6-11-16 AND CODIFIED IN CHAPTER 153 OF THE NEWBERRY COUNTY CODE OF ORDINANCES, ESTABLISHES ZONING CLASSIFICATION AND DISTRICTS SO AS TO REZONE ONE (1) REAL ESTATE PARCEL TOTALING THREE AND TWENTY-FIVE THOUSANDTHS (3.025) ACRES DESIGNATED AS TMS NO. 651-43 FROM GC-GENERAL COMMERCIAL TO R2-RURAL.

WHEREAS, Zoning Ordinance, codified in Chapter 153 of the Newberry County Code of Ordinances, establishes zoning classifications and districts, as well as an Official Zoning Map; and

WHEREAS, said Zoning Ordinance provides procedures for the amendment of both the text of the Ordinance and the district boundaries shown on the Official Zoning Map; and

WHEREAS, pursuant to the procedures established by the Zoning Ordinance, application was made for a map amendment to rezone one (1) real estate parcel totaling three and twenty-five thousandths (3.025) acres located at 79 Rader Road, Prosperity, to R2-Rural from GC-General Commercial. Tax Map No. 651-43 is currently vacant land. The Comprehensive Plan shows the future land use for this area to be within the lake development projected area. The Planning Staff does recommend that this real estate parcel be rezoned to R2-Rural.

WHEREAS, the Newberry County Joint Planning Commission, in case number MA01-05-20-25, had this matter on its agenda and considered this request and received comments as to both the existing and intended uses of the property.

The Joint Planning Commission determined that it does concur with the recommendation of the Planning Staff. The Planning Commission has now forwarded its report on the rezoning request to Newberry County Council, as required by law, for consideration of its actions by Newberry County Council.

WHEREAS, Newberry County Council is familiar with the site and the existing uses of the properties located at 79 Rader Road, Prosperity.

NOW, THEREFORE, Newberry County Council makes the following findings of fact and law as to the merits of the rezoning request concerning Tax Map No. 651-43 totaling three and twenty-five thousandths (3.025) acres located at 79 Rader Road, Prosperity as more particularly shown on the plat accompanying the submitted "Official Zoning Map Amendment Application" included in the submitted Planning Commission report attached hereto, R2-Rural from GC-General Commercial.

A. That the proposed map amendment does promote the implementation of the Comprehensive Plan in the area.

B. This amendment is needed because the proposed development cannot be accomplished by the owner under the existing zoning district regulations.

C. That traffic patterns in the neighborhood will not be adversely affected by the change in zoning.

NOW, THEREFORE, BE IT ORDAINED that:

Newberry County Council hereby determines, based on the findings set forth above, that the attached rezoning request for a map amendment for Tax Map No. 651-43

totaling three and twenty-five thousandths (3.025) acres real estate parcel as acted
on by the Planning Commission, be:

_____ disapproved;

_____ approved; or

_____ approved with the following modifications: _____

_____.

AND IT IS SO ORDAINED by Newberry County Council this _____ day of
_____, 2025 in meeting duly assembled at Newberry, South Carolina.

(SEAL)

NEWBERRY COUNTY COUNCIL

By: _____
Nicholas Shealy, Chairman

Attest:

Andrew Wigger, Clerk to Council

1st reading: _____

2nd reading: _____

Public Hearing: _____

3rd reading: _____

Reviewed and approved as to form:

Attorney

County Administrator



Newberry County
Administration
1309 College Street
Newberry, SC 29108
803-321-2100

Agenda Briefing

Prepared By: Crystal Waldrop	Title: Purchasing Director
Department: Administration	Division: Procurement
Date Prepared: June 27, 2025	Meeting Date: July 2, 2025
Legal Review: n/a	Date:
Budget Review:	Date:
Approved for Consideration:	Date:
Request Consideration by Committee / County Council	
Subject: Request for Qualifications: 2025-8 Closed Landfill Monitoring and Reporting	

STAFF'S RECOMMENDED ACTION: The evaluation committee recommends the highest ranked firm, Alliance Consulting Engineers.

FIDUCIARY: Staff will work with the highest ranked firm to negotiate a contract to remain within the amount allocated within the budget for these services.

Are Funds allocated in the department's current fiscal year budget?	X	Yes		No
If no, is a budget amendment necessary?		Yes	X	No

ADDITIONAL FISCAL/BUDGETARY MATTERS TO CONSIDER:

COUNTY ATTORNEY'S OFFICE FEEDBACK/POSSIBLE AREA (s) OF LEGAL EXPOSURE:

SUMMARY DISCUSSION:

ADDITIONAL COMMENTS FOR CONSIDERATION: There were a total of seven responses to the solicitation.

ATTACHMENTS: Committee Evaluation Sheet and individual committee evaluations from Mac Bartley, Josh Rowe and Jeff Shacker.

2025-8 RFQ: Closed Landfill Monitoring and Reporting				
	Bartley	Rowe	Shacker	Average
Alliance Consulting Engineers	95	88	92	92
Bunnell Lammons Engineers	74	38	44	52
Geosyntec Consultants	71	41	59	57
Schnabel Engineers	87	58	60	68
Smith Gardner	84	58	60	67
Synterra Corporation	81	58	64	68
Terracon	75	76	84	78
Evaluation Committee:				
Mac Bartley, Facilities Manager				
Josh Rowe, Public Works Director				
Jeff Shacker, County Administrator				

2025-8 RFG
Closed Landfill

	Related Experience On Similar Projects 15%	Qualifications And Demonstrated Competence 15%	Ability To Produce Service On Time 15%	Past Performance On Projects 15%	Ability To Meet Project Budget 30%	Proximity Of Firm To Newberry County 10%	Total 100%
Alliance Consulting Engineers	13	13	15	14	30	10	95
Bunnell Lammons Engineering	11	11	15	14	15	8	74
Geosyntec Consultants	13	13	15	14	10	6	71
Schnabel Engineering	12	12	15	13	25	10	87
Smith Gardner	15	15	15	14	15	10	84
Synterra Corporation	12	13	15	14	20	7	81
Terracon	10	13	15	13	15	9	75

Mac Bartley

2025-8 RFQ
Closed Landfill

		Related	Qualifications	Ability To	Past	Ability To	Proximity	
		Experience On	And Demonstrated	Produce Service	Performance	Meet Project	Of Firm To	Total
		Similar Projects	Competence	On Time	On Projects	Budget	Newberry County	
		15%	15%	15%	15%	30%	10%	100%
	Alliance Consulting Engineers	9	11	15	13	30	10	88
	Bunnell Lammons Engineering	3	3	7	7	10	8	38
	Geosyntec Consultants	7	9	11	3	5	6	41
	Schnabel Engineering	5	5	13	5	20	10	58
	Smith Gardner	13	15	5	15	0	10	58
	Synterra Corporation	11	7	9	9	15	7	58
	Terracon	15	13	3	11	25	9	76
	Josh Rowe							
	Public Works Director							

2025-8 RFQ
Closed Landfill

	Related	Qualifications	Ability To	Past	Ability To	Proximity	Total
	Experience On	And Demonstrated	Produce Service	Performance	Meet Project	Of Firm To	
	Similar Projects	Competence	On Time	On Projects	Budget	Newberry County	
	15%	15%	15%	15%	30%	10%	100%
Alliance Consulting Engineers	13	11	13	15	30	10	92
Bunnell Lammons Engineering	7	7	9	3	10	8	44
Geosyntec Consultants	11	13	13	11	5	6	59
Schnabel Engineering	5	11	9	5	20	10	60
Smith Gardner	9	15	13	13	0	10	60
Synterra Corporation	13	11	11	7	15	7	64
Terracon	15	9	13	13	25	9	84
Jeff Shacker							
County Administrator							



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Agenda Briefing

Prepared By: Crystal Waldrop	Title: Purchasing Director
Department: Administration	Division: Procurement
Date Prepared: June 27, 2025	Meeting Date: June 2, 2025
Legal Review: n/a	Date:
Budget Review:	Date:
Approved for Consideration:	Date:
Request Consideration by Committee / County Council	
Subject: Invitation for Bids: 2025-9 Little Mountain Reunion Park Improvements 2022 CPST	

STAFF'S RECOMMENDED ACTION: Staff, along with the recommendation from the architect in charge of the project, DP3, recommends the bid from Sossamon Construction Company in the amount of \$ 1,533,000.

The amount includes the two alternates totaling \$ 84,000.

FIDUCIARY: The amount of the bid is within the ballot amount for the overall project

Are Funds allocated in the department's current fiscal year budget?		Yes		No
If no, is a budget amendment necessary?		Yes	X	No

ADDITIONAL FISCAL/BUDGETARY MATTERS TO CONSIDER:

COUNTY ATTORNEY'S OFFICE FEEDBACK/POSSIBLE AREA (s) OF LEGAL EXPOSURE:

SUMMARY DISCUSSION:

ADDITIONAL COMMENTS FOR CONSIDERATION: Two bidders responded to the solicitation and both attended the mandatory pre-bid meeting.

ATTACHMENTS: Tabulation sheet and DP3 Recommendation Letter

BID TABULATION FORM

BID OPENING		BID TABULATION FOR:				APPARENT LOW BIDDER			
BID DUE DATE: TIME:	18-Jun-25 3:00 PM	Newberry County Reunion Park Improvements Little Mountain, SC				CONTRACTOR: Sossamon Construction Company			
ARCHITECT:	DP3 Architects, Ltd.					BASE BID AMOUNT: \$1,449,000.00			
OWNER PROJECT NO:		ADDENDA:	YES	X	NO	PROJECT MGR:			
ARCHITECT NO:	23236	DATES:	1	14 May 2025	ALTERNATES				
DOCUMENTS DATE:	30-Apr-25		2	5 June 2025	ACCEPTED:				
CONTRACT COMPLETION DATE:	145 Days		3	10 June 2025					
		ALTERNATES:	YES	X	NO				
CONTRACTOR	BASE BID	ALTERNATE 1 - CONCRETE SIDEWALKS IN LIEU OF ASPHALT PAVING (ADD)	ALTERNATE 2 - NEW FLAGPOLES IN LIEU OF RELOCATION OF EXISTING FLAGPOLES (ADD)/(DEDUCT)	BID BOND (Y/N)	ADDENDA 1-3 ACKNOWLEDGED (Y/N)	PAYMENT/ PERFORMANCE BOND (Y/N)	(LIABILITY INSURANCE INCLUDED) (Y/N)	(LICENSE NUMBER INCLUDED) (Y/N)	TOTAL WITH ALTERNATES
AOS Specialty Contractors	\$1,899,548.00	\$95,839.00	\$35,802.00	Y	Y	Y	Y	Y	\$2,031,189
Sossamon Construction Company	\$1,449,000.00	\$47,000.00	\$37,000.00	Y	Y	Y	Y	Y	\$1,533,000.00
BIDS OPENED AND READ BY: RHONDA WHITE					BIDS WITNESSED BY: ADAM FAILLA				

Recommendation of Award

Date: 23 June 2025

Agency: Newberry County

Project: Reunion Park Improvements
ID Number: 23236
Newberry County RFP Number: 2025-9

Bids were received and opened on this project on June 18th, 2025, at 3:00 PM EST.
Bids were received from two contractors.

The apparent low bidder is as follows:

Name of Bidder: Sossamon Construction Company
Gaffney, SC

Amount of Base Bid: \$1, 449, 000.00

Alternates Accepted: 1 – Add \$47,000.00
2 – Add \$37,000.00

Total Amount of Base Bid
Plus Accepted Alternates: \$1,533,000.00

DP3 Architects has reviewed the bid and the contractor license information and has determined that the above-named bidder is responsible in accordance with the requirements of the bidding documents and has submitted the lowest responsive bid.

We hereby recommend award to Sossamon Construction Company in the amount of \$1,533,000.00.

Right to Protest:

Any actual bidder, offeror, contractor, or subcontractor who is aggrieved in connection with the intended award or award of this contract may protest in writing to the purchasing director of Newberry County within 10 calendar days of the notification of intent to award or statement of award. Such protest must be in writing and must state the reasons for which the protest is being made.

DP3 Architects, Ltd.
15 South Main Street
Suite 400
Greenville, SC 29601
864.232.8200

www.DP3architects.com



Signature of Architect:

A handwritten signature in black ink, appearing to read "M. Pry", with a stylized, looping flourish at the end.

Michael T. Pry, AIA
Principal
DP3 Architects, Ltd.

Attachments: Bid Tabulation Form
Schedule of Values Comparison
LLR License Lookup

DP3 Architects, Ltd.
15 South Main Street
Suite 400
Greenville, SC 29601
864.232.8200
www.DP3architects.com



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Agenda Briefing

Prepared By: Crystal Waldrop	Title: Purchasing Director
Department: Administration	Division: Procurement
Date Prepared: June 27, 2025	Meeting Date: June 2, 2025
Legal Review: n/a	Date:
Budget Review:	Date:
Approved for Consideration:	Date:
Request Consideration by Committee / County Council	
Subject: Invitation for Bids: 2025-15 Newberry Museum HVAC Replacements 2022 CPST	

STAFF'S RECOMMENDED ACTION: Staff recommends accepting the bid submitted by Walker White in the amount of \$300,003.

FIDUCIARY: The amount of the bid is within the ballot amount for the overall project

Are Funds allocated in the department's current fiscal year budget?		Yes		No
If no, is a budget amendment necessary?		Yes	X	No

ADDITIONAL FISCAL/BUDGETARY MATTERS TO CONSIDER:

COUNTY ATTORNEY'S OFFICE FEEDBACK/POSSIBLE AREA (s) OF LEGAL EXPOSURE:

SUMMARY DISCUSSION:

ADDITIONAL COMMENTS FOR CONSIDERATION: Two bidders responded to the solicitation; however, one bidder was non-responsive due to the omission of submitting the required bid bond with their submittal.

ATTACHMENTS: Tabulation sheet

Invitation to Bid: 2025-13		Bid Opening	
Newberry Museum HVAC Replacements 2022 CPST		June 26, 2025 @ 3:00 p.m.	
Newberry County Courthouse Annex Conference Room, 1309 College Street, Newberry			
Bidder	Bid Bond	Acknowledge Addendum # 1	Amount of Base Bid
Walker White	yes	yes	\$ 300,003.00

C. G. White
6/26/25