

**Newberry County Council  
Economic Development Committee**

**MEETING MINUTES**

**Special Called Meeting**

**March 19, 2014**

**6:30 PM**

**Courthouse Annex Conference Room**

**PRESENT:** Leslie (Les) Hipp, Committee Chairman  
Steven C. Stockman, Committee Member  
Scott Cain, Committee Member  
Wayne Adams, County Administrator

**ABSENT:** Henry H. Livingston, Council Chairman  
Teresa Powers, Economic Development Director

**OTHERS:** Laurie Renwick, Clerk to Council  
Keith Avery, Newberry Electric Cooperative  
Jay Tothacer, County Attorney  
Kirksey Koon, County Councilman  
Bill Waldrop, County Councilman

**1. Call to Order**

Mr. Hipp called the meeting to order at 6:30 PM. .

**2. Public Comments**

None

**3. Discussion of Location of Power Substation in Mid-Carolina Commerce Park**

Mr. Hipp explained that he and Mr. Avery had visited the Mid-Carolina Commerce Park to discuss possible locations for the substation. Based on input from Mr. Avery, the Co-op's substation needs could be met with a 300-foot by 300-foot area, which is approximately two acres. A portion of Parcel 1 on the park master plan was discussed for this purpose. Access to the substation would be off of the existing right-of-way against the back of the property.

Mr. Avery added that the Co-op would like to be as close to the transmission lines as possible and this was consistent with the County's wishes. The location allows for the evergreen barrier along the front of the property which addresses the County's concerns regarding the substation's visibility. Additionally, it positions the substation close to the existing power line coming out of Prosperity that feeds the park now. It also allows for a "loop feed" that allows the Co-op to continue service to the park in case they lose their underground feed. Mr. Avery stated that with the activity at the Mid-Carolina Commerce Park, he thinks they need to proceed with the project.

Mr. Hipp explained that Council had set aside \$900,000 to put in a bridge and temporary access to where the substation construction would be. However, with this approach, Council would not need to spend that money to reach the property.

Mr. Cain asked about the Co-op's previous concern with coming under the other power lines in the right-of-way. Mr. Avery stated that with a previously considered scenario, the Co-op would have needed to go under SCE&G's lines to access the substation site, which was problematic. This new plan avoids that issue because the property is on the other side of the lines adjacent to the Co-op's infrastructure.

Mr. Hipp asked Mr. Avery to confirm how they would access the property for construction. Mr. Avery stated that he thought they could use the existing transmission line right-of-way since there were no gullies to cross.

Mr. Adams commented that the property would have to be conveyed by ordinance and a public hearing. A survey of the property will be done before bring the ordinance before Council.

Mr. Hipp asked if there was a recommendation from the Committee to present this proposal to Council for consideration and initiate the surveying of the property.

Motion by Mr. Cain; second by Mr. Stockman; unanimously approved. The Committee recommendation will go to full Council at the upcoming meeting.

#### **4. Adjourn**

Motion by Mr. Stockman; second by Mr. Cain; unanimously approved.  
The meeting adjourned at 6:40 PM.

### **NEWBERRY COUNTY COUNCIL ECONOMIC DEVELOPMENT COMMITTEE**

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**Leslie Hipp, Committee Chairman**

**APPROVED:**

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**Teresa Powers, Secretary**