

## **CPST Commission Meeting Minutes**

**4-18-2022 – 5:30 P.M.**

**Commission Members Present:** Lisa Toland  
Renee Joiner  
Cornelius Cromer  
Alison Johnson  
Mike Reid  
Roy McClurkin  
Harry Werts

**Staff Present:** Karen Brehmer, Deputy Administrator  
Crystal Waldrop, Procurement Director  
Debbie S. Cromer, Finance Director

**Others Present:** Theodore Dubose, Esquire  
Kyle Clampitt, Alliance Consulting

**Media Present:** Andrew Wiggers, Newberry Observer

Chairwoman Toland called the meeting to order. The invocation and pledge by Renee Joiner, Vice-Chair.

### **Item 2 – Additions, Deletions & Adoption of Agenda**

Motion to approve agenda as received by Roy McClurkin, second by Renee Joiner; motion passed unanimously.

### **Item 3 – Guidance for Project Presentations**

Karen M. Brehmer, Deputy Administrator

### **Item 4 – Project Presentations**

Ms. Toland informed presenters they are allowed a 15-minute time limit followed by 5 minutes for questions.

1. Newberry County Water and Sewer Authority – Cannon's Creek Wastewater Treatment Plant Upgrade & Extension

Brent Richardson, NCWSA, Manager

Daniel Quattlebaum, NCWSA, Assistant Manger

- Project Need: Capacity rapidly consumed by residential development, industrial and commercial growth; 60% of capacity is allocated to existing customers; projected 70% allocated by the end of 2023; SCDHEC will not issue construction permits if capacity is unavailable.

- Upgrade and Expansion: purchase 42 acres surrounding the wastewater treatment plant; contract with professional engineer to develop preliminary plan; SCDHEC evaluated increased discharge at Cannon's Creek; results of evaluation used to plan upgrade and expansion.
- Goal: Increase treatment capacity to 1.5 MGD
- Scope: Upgrade influent screen and grit removal system; construction of additional treatment basin with equipment; expand chlorine contact chamber; construct sludge digester with dewatering equipment.
- Cost estimate \$5,154,560

## 2. Town of Little Mountain – Little Mountain Reunion Park Entrance

Mayor Jana Jayroe

- Upgrade handicapped restrooms.
- Add playground equipment.
- Make Wi-Fi available throughout the entire park.
- Remove existing road and add stone sign and short walls
- Cost estimate \$861,273

## 3. City of Newberry – Expansion of City of Newberry Recreational Complex –

Mayor Foster Senn

- Splash Pad Expansion
- Cabin Driveway and Parking improvements
- Hidden Lake Dock and Nature Trail
- Additional Shelters
- Skate Park
- Playground Addition
- Shade Structures
- Maintenance Access Drive and Maintenance building
- Additional restrooms

- Miracle Field
- Operations/Maintenance – City of Newberry hospitality tax
- Estimated Cost of \$5,160,000, reduced to \$4,085,000.

Mayor Senn stated the priority would be the splash park, skate park, walking path. They will be glad to get what they get. I would like to think that this project appeals to all Newberry County, not just the City.

4. Town of Little Mountain – Little Mountain Reunion Park Renovations of BBQ Smokehouse/Picnic Shelter w/bathrooms

Mayor Jana Jayroe

- Upgrade electrical and better security
- Make more useful space with refrigerated space
- Upgrade restrooms – ADA compliant
- Parking upgrade for handicapped, increase from 5 to 10 spaces
- Resurface existing path
- Cost estimate \$940,819

5. Newberry County – Detention Center Improvements

Sheriff Lee Foster  
Captain Daniel Floyd

Sheriff Foster stated that we do have a safe community. The jail is expensive. This facility is heavy regulated by DHEC, SCDC, State Fire Marshall Office. We get inspections several times a year. Health care must be provided in addition to food service, mental health services, and other wellbeing safety items. The Detention Center was built in 1978; updates made in 2004 and in 2019. Most of the renovations were cosmetic in nature and infrastructure. Only a matter of time until we must build a jail. This project would reduce the liability of taxpayers and the jail is a huge liability. A complete new jail would cost a minimum of \$20 million dollars. Captain Floyd as come up with a plan. This plan will give us a new housing unit, takes the inmates out of the conditions they are they are in now and will be safer for the inmates and employees. Core function areas such as the kitchen, medial, administration and booking areas, can be re-tasked in the present facility. No one wants a jail.

Captain Floyd objectives:

- Separation cells are necessary for inmates that have special circumstances.

- Separation cells are also necessary for inmates with higher charges and disciplinary sanctions.
- Separation for inmates with Disabilities that could make them more likely to be targeted in general population.
- Separation for inmates with Mental Disabilities that could make more likely to be targeted in general population and could pose a threat to the safety and wellbeing of other inmates in general population.
- Open Dorm issues – no way to isolate inmates if there is an infectious outbreak; inmates stealing from other inmates; higher risk to officers that patrol an open dorm; due to constant movement in the dorm, it is easier for issues to go unnoticed; lack of separation for disciplinary issues.
- Current jail layout is called a linear style. With this style, everything is in a line which can make response times to incidents longer based on the location of the responding officers.
- Open dorms have long hallways; lots of empty and wasted space with this layout.

Captain Floyd presented a prospective jail addition layout.

- Increased security with new jail addition layout.
- Building would have seven dorms with a central control tower and recreation yard.
- Increased separation cells for inmates that need to be separated.
- Increase Security in general population by changing from an open dorm layout to double and single cells along walls with central day room.
- Increased protection.
- Decreased response time to incidents.
- Increase in security with an upgraded perimeter fencing system.

Captain Floyd stated this plan would be an addition to the current site.

- Add an additional housing unit of 17,775 square feet.
- Single and double cells in multiple dorms meeting SCDC standards.
- Requires retrofitting to current site.
- Will require updating camera system, door locks, and control system to integrate with current system.

- Additional recreational yard.
- Modern approach to housing issues that have plagued this facility.
- Utilizing property and the current building to save taxpayers money.
- Cost estimated \$8 million

#### 6. Town of Whitmire – Upgrades to Whitmire City Gym

Mayor Billy Hollingsworth

Mayor Hollingsworth thanked the commissioners for rescheduling. I only submitted one project. The project is simple.

- Whitmire City gym is not ADA compliant on the inside.
- Drainage issues on the outside.
- Areas unsafe for playing basketball or any other activity.
- Restrooms not ADA compliant.
- Exterior for ADA compliant – will need fencing and cosmetic improvements.
- HVAC – ventilation.
- Roof replacement.
- Electrical.
- Doors and windows.
- Restore floor.
- Bleachers.
- Cost estimate \$1.3 million

This project would be an activity center for the Whitmire area. Recreation is for all ages. Mayor Hollingsworth stated that in his opinion, the cost would be \$800,000 to \$1 million.

#### **Item 5 – Public Comments**

No public comments

#### **Item 6 – Questions/comments from Commission Members**

Karen Brehmer gave an update to commissioners of timeline and deadlines. Not able to hear audio.

Theo Dubose stated state law requires that if a project will take more money than CPST approves, the ballot must show all sources of funding. You can go back and ask, giving a percentage does not work. For example, you cannot fund a half water treatment plant. We will also talk about inflation.

What needs to go on the ballot, the ballot needs to state what parks are being funded.

More information is needed from the Whitmire project from the engineer. Commissioners wanted to get another line-item estimate from the engineer.

Kyle Clampitt stated that the cost of inflation will increase the cost. When we put something on the ballot, we need to know it can be built for that amount. He stated if you give extremely specific on improvements and the commissioners could say \$800,000 towards this project. Mr. Clampitt stated he would visit Whitmire.

Joiner asked if one portion of the museum project could be funded and not the other.

Mr. Clampitt stated the question needs to be asked to the entity itself.

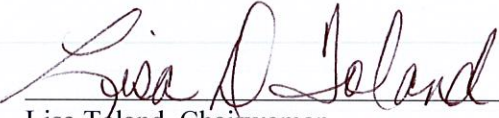
Theo stated the ballot is finite.

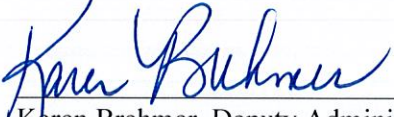
#### **Item 7 – Adjournment**

Motion by Mike Reid; seconded Roy McClurkin; motion was unanimous.

Time 8:55 P.M.

NEWBERRY COUNTY  
CAPITAL PROJECT SALES TAX COMMISSION

  
Lisa Toland, Chairwoman

  
Karen Brehmer, Deputy Administrator

Approved: \_\_\_\_\_

5/16/22