

CPST Commission Meeting Minutes

5-2-2022 – 5:30 P.M.

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

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 were led by Alison Johnson, Commissioner.

Theo Dubose, Haynsworth, Sinkler, Boyd, gave an update on a target figure. Theo stated that the numbers looked good at approximately \$37,000,000.

Item 2 – Deliberations on Projects to include on November ballot – Commission Members

Ms. Toland suggested that as a group to refer to the list and see what projects can be eliminated. Let us start with the top three.

Mr. Reid stated that he thought the Prosperity Well would be a good start. At the time of presentation, the town did not have a location for the water tank.

Mr. Cromer stated this project could cause more waste for the Water and Sewer Authority.

Ms. Joiner stated she felt the Mawson's Way project could be eliminated. The project only serves a small group.

Mr. Reid said he had gone to the site and the road was not in as bad of condition as they stated.

Mr. Werts reminded all that the county had a verbal commitment for \$2.5 million from the state for this project.

Mr. McClurkin stated he agreed with cutting this project.

Ms. Toland expressed her concern with the existing verbal agreement with Samsung regarding Mawson's Way. Ms. Toland asked if they wanted to cut the entire project. It was a consensus that the entire project eliminated.

Ms. Toland suggested to eliminate the Little Mountain Amphitheater. This project was on the bottom of their priority.

Ms. Toland asked that before we go any further, was the commission in agreement with eliminating the Prosperity Well, Mawson's Way and the Little Mountain Amphitheater. All agreed.

Ms. Joiner had a concern with the Public Safety Complex/Friendly Fire Department. She stated this project was massive and they are not willing to cut anything. We asked and they do not want to come off the project. Ms. Joiner questioned if this project could not be done in phases.

Mr. Cromer stated he agreed with doing this project in phases.

Mr. Werts stated the people in the county need that service. Need to protect our families.

Mr. McClurkin expressed that we are not talking about doing away with the project entirely. We like moving Friendly Fire Department and the training center but not moving the rescue squad. The \$6.1 million dollar estimate did not include space for the rescue squad.

Ms. Johnson stated she liked this project because its setup for future growth. If this project were done in phases, would it cost more.

Commissioners decided to revisit this project later in the meeting.

Ms. Joiner suggested to look elsewhere since we have just cut a big project for Prosperity.

Ms. Toland asked Ms. Brehmer about the additional estimate for Whitmire Gym, the one referred to by Mayor Hollingsworth.

Ms. Brehmer stated this estimate was given by Erwin West when he and the mayor had talked in the later part of 2021. This project had not been revisited by West to reevaluate with inflation.

Mr. Reid wanted more clarification.

Ms. Joiner asked if Alliance had visited the site.

Kyle Clampitt, Alliance Consulting Engineers, stated he had not. Kyle stated that the scope of the project needed to be defined. Kyle also stated that he stands behind his quote of \$1.3 million.

Ms. Toland asked if they could just give Whitmire the \$800,000.

It was the consensus of the committee to cap this project at \$800,000, instead of \$1.38 million.

It was also the consensus of the committee to fund the Public Safety Complex/Friendly Fire Relocation at \$7.75 million dollars.

Mr. Reid also asked about the \$8 million a good figure. Committee was good with this number.

Next the committee began discussing the City of Newberry Recreation Complex. The committee decided to eliminate the Cabin Driveway, Hidden Lake dock, additional shelters, and playground equipment.

It was the consensus of the committee to approve Joiner's statement to fund the splash pad, skate park, additional restrooms, miracle field, shade structures, the maintenance building, and the nature trail with a connected sidewalk.

Ms. Toland wanted to revisit the Prosperity parks; it was the consensus of the committee to eliminate the US 76 park in the amount of \$100,000 and the Downtown Square.

It was also a consensus to reduce funding for the BBQ pit for Little Mountain to \$500,000.

All committee members agreed to make no change in the Old Pomaria School project and the Museum Project.

Ms. Toland stated we have not discussed the amphitheater.

Mr. Reid would like to see a business plan to see how the City and County were going to work together. Who is going to supervise these people?

Ms. Johnson did not understand why it could not be under the city or the Opera House instead of a joint project.

Mr. Werts questioned that he would like to know why the decision to upfit the old PD Johnson building was better than a new structure and how they were going to make it look new.

Mr. Reid said he would approve the financing of the project but it was contingent on a business plan.

Theo Dubose stated the ordinance for the CPST must be adopted by August 1, 2022. If you want a business plan, it needs to be requested tomorrow.

Les Hipp remarked that the city nor the county had found it reasonable to spend this kind of resources for a business plan at this point. Business plans have not been requested for the Friendly project or any other project.

Ms. Toland stated that they already knew how the fire department and detention center work. These projects are only here for updates. The amphitheater is a new project and there is concern about how it is going to work.

Mr. Hipp said they would be more than happy to provide clarity and answer your questions, but a business plan might not address your concerns. Ask us the specific questions and we will give you specific answers. Formulate specific questions.

Mr. Reid stated they had asked some of those questions last time, but the answers were not clear. I agree we want to do this project, but the lack of coordination is a concern.

Ms. Johnson questioned why the County has to be involved.

Mr. Hipp stated this is a joint project and we felt like it was a good thing to do. The city and county would like to answer your questions.

It was the consensus of the committee they would like to get more answers.

Ms. Johnson stated that they had asked some questions like who was going to pay the employees.

Mr. Joiner stated the answers received were vague.

It was the consensus of the committee to send their questions to Ms. Brehmer by 2:00 tomorrow, May 3, 2022, and she would forward the questions to Mr. Hipp.

There was no change in funding for the Gallman School Project (Phase I) or the NCWSA Cannon's Creek Project.

Ms. Brehmer stated she felt that we were close enough to \$37 million at this point.

Theo Dubose stated that the number given is good, but we will be getting some more information later in the week. This is a good spot to end for tonight.

Mr. Toland stated the committee had done a great job. Reminded everyone to get your questions to Ms. Brehmer by 2:00 tomorrow, May 3, 2022.

Item 3. Questions/Comments – Commission Members


Mr. Hipp asked for clarification on the amphitheater questions. He was told the commission would discuss the responses received at the next meeting, May 9, 2022.

Item 4 – Adjournment

Motion by Mr. McClurkin; seconded by Mr. Reid for adjournment. Vote was unanimous.

NEWBERRY COUNTY
CAPITAL PROJECT SALES TAX COMMISSION


Lisa Toland, Chairwoman


Karen Brehmer, Deputy Administrator

Approved: 5/16/22