

**NEWBERRY COUNTY CAPITAL PROJECT SALES TAX COMMISSION**  
**May 9, 2022 @ 5:30 PM**

The Newberry County Capital Project Sales Tax commission met on Monday, May 9, 2022, at 5:30 p.m. The meeting was held in the Council Chambers at the Newberry Courthouse Annex, 1309 College Street, Newberry, SC 29108.

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

**PRESENT:** CPST Commissioners: Lisa Toland, Chairwoman  
Renee Joiner, Vice-Chairwoman  
Cornelius Cromer  
Alison Johnson  
Roy McClurkin  
Mike Reid  
Harry Werts

County Staff: Christopher Inglese, County Administrator  
Karen Brehmer, Deputy County Administrator  
Debbie Cromer, Finance Director  
Crystal Waldrop, Purchasing Director

Media Present: Andrew Wigger, Newberry Observer

**1. Call to Order**

Chairwoman Toland called the meeting to order at 5:37 p.m. with Invocation by Mr. McClurkin followed by The Pledge of Allegiance.

**2. Adoption of Commission Minutes**

The motion was made by Mr. McClurkin, seconded by Mr. Reid. All was unanimous.

**3. Funding Update – Theodore DuBose, Esquire**

Mr. DuBose stated that the funding is approximately \$37 million for the projects, with the carry-over from the current referendum.

He indicated that the intent would be to have a draft for the ballot at the next meeting.

He answered the question posed by Ms. Toland about clarity on bonding versus pay-as-you-go. Mr. DuBose explained that bonding would allow all projects to start at once. With pay-as-you-go, the project with first priority would be the first to start once the County collected sufficient funds. The subsequent projects could not begin until the previous projects had been funded and completed.

Mr. DuBose informed the Commission that inflation could potentially be an issue if the projects were funded on a pay-as-you-go scenario. Cost overruns wouldn't be funded until the last project was funded and completed.

Mr. DuBose stated that the only County he was aware of that utilized the pay-as-you-go method was York County, because they are only funding roads.

The bonds could, theoretically, be issued in January. In the past, they are typically issued in May. It has usually taken six months to get the projects started.

Mr. Dubose went on to say the biggest difference is paying interest on the bonds or risking inflation.

#### **4. Deliberations on Projects to include on November ballot and Prioritization of the Projects – Commission Members**

Ms. Toland stated that there was a correction with Whitmire gymnasium. Prior to the meeting tonight, the amount was \$800,000. The new amount is \$912,508. This revised amount includes an inflation factor.

Mr. Cromer asked if they were deliberating on giving Whitmire the additional money. Mrs. Johnson suggested looking at some of the other projects to determine if they could give Whitmire the additional funds and look at a reduction in another project.

Mr. Reid asked if the Mayor of Whitmire was present to ask about the increase. He went on to say that the mayor stated the court was in great shape. The Town requested a roof replacement and to re-wire for \$800,000.

Mr. McClurkin said he didn't recall the replacement of the bleachers. Ms. Johnson said she had a note that he did make a request to replace the bleachers.

Detail on the Whitmire project had not been presented prior to the meeting tonight.

Mrs. Joiner indicated that the building needed to be ADA compliant. The storage cabinets, sign replacement, and the bleachers, all were not discussed or initially requested. The roof leaks, fencing, and ADA compliance could be done with \$800,000. All were in agreement that the \$800,000 would be the amount for the project and if funds were remaining at the end, the town could request the money to fund these new items.

Ms. Toland said that the projects totaled \$37,047,130.

Mr. Reid suggested discussions be done about the splash pad from the City of Newberry. He felt like the CPST Commission should be supporting the entire County. The amount requested by the City of Newberry is \$3,185,000, 3/7 of the total amount of money to fund all the projects.

Ms. Toland concurred that the CPST funds should be for the entire County, not just one or two entities.

\$3,295,000 is the amount to be allocated to the City of Newberry's Recreation Department request.

Mr. Reid also felt that the amphitheater was not clearly spelled out about how it will be staffed. Others commented that they all wanted the project, but there are unanswered questions; if the Committee has questions, voters will have questions.

Mr. Reid asked if the County was fully onboard with the project for the amphitheater. Mrs. Brehmer's response was yes, based on the memorandum of understanding that was signed by both the City and the County.

Mr. Thomas Pope spoke at the podium and said the MOU is morally binding, based on the purchase of the property by the County of Newberry. If there are big shows, the Opera House will do the ticketing.

Mr. Werts' concern was the area, which is a severe flood area. When the property is developed, the other businesses and homeowners in the area, how will they be protected? What is going to be done to control the flooding? Has this been thoroughly looked at? He does want the project; his concern is the location.

Mr. McClurkin reiterated that they all have wanted the project, but they are concerned about the issues with flooding and the joint venture with the County and City taking ownership of scheduling the events.

Ms. Toland went down the list of projects asking Commissioners for questions or concerns.

Ms. Johnson raised questions about the public safety complex, along with Mr. Cromer about the \$2.1 million for the training center, 27% of their requested amount.

Mr. Chris Johnson stated the training center would serve the fire, rescue and any other department needing the facility. The facility will operate as an Emergency Operation Center backup. They will host fire academy classes, office space and a kitchen for cooking for larger events.

At the request of the Chairwoman, he explained what the purpose of the EOC is for the County.

Ms. Toland asked the age of the current EOC building. Mr. Johnson stated the building was built in 2010 and it was outgrown quickly.

Mr. Cromer posed his concern about training other counties' employees outside of Newberry County.

Mr. Johnson responded by stating if there were a catastrophic event, other volunteers will come to assist the county.

Friendly Fire Department will move into this facility, HazMat will occupy the existing Newberry Rescue Facility.

The CPST Commission set the priority list as follows:

1. Public Safety Complex/Friendly Fire Department
2. Newberry Recreation Complex
3. Town of Prosperity Parks projects, grouped together
4. Detention Center
5. Town of Little Mountain Reunion Park, grouped together
6. Downtown Amphitheater

7. NCWSA Cannon's Creek
8. Gallman School Renovations, Phase I
9. Courthouse IT needs
10. Museum repairs
11. Town of Pomaria Old School
12. Town of Whitmire gym

Mr. DuBose stated the next step is developing the ballot and he will provide that at the May 16<sup>th</sup> meeting. He commended Ms. Toland on her ability to run the meeting with efficiency.

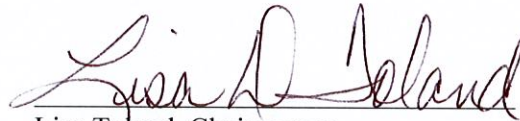
**5. Questions/Comments - - Commission Members**

Ms. Toland thanked the committee for their involvement in the process and for serving.

**6. Adjournment**

Motion was made by Ms. Joiner to adjourn, seconded by Mr. McClurkin. Meeting was adjourned at 7:00 p.m.

NEWBERRY COUNTY  
CAPITAL PROJECT SALES TAX COMMISSION



Lisa Toland, Chairwoman



Karen Brehmer, Deputy Administrator

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

5/16/22