

NEWBERRY COUNTY COUNCIL WORK SESSION
MINUTES
May 6, 2026

Newberry County Council met on Wednesday, May 6, 2026, 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
Leon Fulmer, Council Member
Todd Johnson, Council Member (virtual)
Travis Reeder, Council Member
Johnny Mack Scurry, Council Member
Ted Luckadoo, County Administrator
Joanie Winters, County Attorney
Debbie Cromer, Finance Director
Rick Farmer, Economic Development Director
Jessie Long, Economic Development Coordinator
Eric Nieto, IT Director
Andrew Wigger, Clerk to Council/PIO

ABSENT: Stuart Smith, Council Member

1. Call to order: Robert Shealy, Chairman.
 - Mr. Shealy called the meeting to order at 5:00 p.m.
2. Discussion Related to Ownership and Paving of Goggans Court and Fawn Court.

- Ms. Vicki Sanders, one of the original board members of the South Point Harbor Subdivision HOA, provided council with a folder with various documents regarding the paving of Goggans Court and Fawn Court.
- One document was a letter from Mr. Scott Shirley (developer) to Mr. Ed Lominack (former county administrator), during that time they were getting the property ready and every person who bought a lot was told there was approval from Newberry County Council that the road would be paved. Another document from Tommy Whitehead, former Public Works director, to Mr. Roc Caldwell, estate agent for Mr. Shirley, that letter states that an agreement was reached and Mr. Shirley paid \$5,000 to pay the cost that was said to be done, Mr. Shirley also put concrete culvert in. Another document, an email from Mr. Whitehead to Ms. Susan Fellers, former clerk to council, where he said he feels these two roads will need to be grandfathered into the County Road Maintenance System upon them meeting the final inspection.
- Ms. Sanders said Mr. Jerry Rino has done a lot of leg work doing FOIA requests.
- Ms. Sanders said they really need Newberry County Council's help, she said when she was acting as an HOA person, there was a dispute between a Public Works employee and a neighbor, which led to the road not being paved. She said it doesn't make sense for developers to come in and have all the roads paved, except two.
- Mr. Jerry Rino said he wanted to come in with a golden ticket with minutes showing the roads were going to be paved; however, when they came with their FOIA request they didn't find anything about their roads. He said in 2016, Mr. Wayne Adams brought in crush and run, he said they seem to be in the system in some way.
- Mr. Fulmer asked about two road out there when he went down there; Mr. Rino said those were Goggans Drive and Goggans Court. Mr. Rino added he has a map that shows that the roads are paved, but they are not.
- Mr. Reeder asked if this issue has gone before the County Transportation Committee; Mr. Luckadoo said it is his understanding that it is unclear if Newberry County owns the road and CTC won't take up the matter without verification.
- Ms. Sanders asked what the chances of getting the roads paved are; Mr. Luckadoo said this was to allow them to read through this, follow up as

needed, but they do plan to bring it back to council for discussion. He said the goal was to bring it back to council on May 20, 2026.

3. Executive Session:

a. Discussion of Contractual Matters Relating to Mid-Carolina Commerce Park Phase IIIB Expansion.

- Mr. Fulmer made a motion to go into Executive Session; Mr. Reeder provided the second and the motion carried 6-0.
- Newberry County Council went into Executive Session at 5:15 p.m.
- Mr. Fulmer made a motion to come out of Executive Session; Mr. Reeder provided the second and the motion carried 6-0.
- Newberry County Council came out of Executive Session at 5:39 p.m.

4. Discussion Regarding the Expansion of Mid-Carolina Commerce Park Phase IIIB.

- Mr. Farmer presented a Master Development Plan for Mid-Carolina Commerce Park, he said about three or four years ago the county first got across the creek to the other side of the property but had to cut the project in half due to budget runs.
- Mr. Farmer said they got the road built a few years ago and this past year they added water and sewer. The next step would be to pave about 1500 linear feet, allowing access to developable sites.
- The cost is about \$4.25 million and would add new asphalt and install a 300,000 square foot pad on lot six at the commerce park.
- Mr. Luckadoo said they received the \$3 million enhancement grant for this expansion and leaves \$1.25 million that Newberry County is responsible for. In talking with the engineering firm, the engineering and design has already been handled and that is about \$250,000 that can be taken off of what Newberry County's responsibility would be. Leaving about \$1 million left.
- Mr. Luckadoo said they currently have \$622,571 that is in an interest-bearing account for the commerce park, additionally they have \$212,658 in a holding account earmarked for economic development. This leaves about \$165,000 remaining. The county also has a number of rural infrastructure authority reimbursements coming back from a grant the county just had, and staff would

like to take the amounts previously listed and put into an account and then take the remaining \$165,000 from those reimbursements and tie those together.

5. Adjournment.

- Mr. Sease made a motion to adjourn; Mr. Fulmer provided the second and the motion carried 6-0.
- The Newberry County Council Work Session adjourned at 5:46 p.m.

NEWBERRY COUNTY COUNCIL



Robert Shealy, Chairman



Andrew Wigger, Clerk to Council

Minutes Approved: 5-20-26