

NEWBERRY COUNTY COUNCIL WORK SESSION
MINUTES
June 17, 2026

Newberry County Council met on Wednesday, June 17, 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
Todd Johnson, Council Member
Travis Reeder, Council Member
Stuart Smith, Council Member
Ted Luckadoo, County Administrator
Joanie Winters, County Attorney
Debbie Cromer, Finance Director
Tommy Long, Emergency Services Director
Eric Nieto, IT Director
Josh Rowe, Public Works Director
Crystal Waldrop, Purchasing Director
Andrew Wigger, Clerk to Council/PIO

MISSING: Leon Fulmer, Council Member
Johnny Mack Scurry, Council Member

1. Call to order: Robert Shealy, Chairman.
 - Mr. Shealy called the meeting to order at 5 p.m.
 - Mr. Shealy said Mr. Fulmer was absent so he could attend his son's Beta Club Convention in Tennessee.
2. Review of the following bids and proposals:

- a. Discussion of consulting services at the Newberry County Airport (RFP 2026-05).
 - Staff received four responses. The scoring committee consisted of Mr. Josh Rowe, Mr. Mac Bartley, and Ms. Waldrop.
 - Ardurra was the highest ranked firm and is the recommendation of the committee. The funds are budgeted annually, and staff will work with the chosen firm to keep the contract within budget. The FAA requires the county contract with a firm to retain these services.
 - Mr. Johnson asked that this is something that is qualification based, not a bid price; Ms. Waldrop answered in the affirmative.

- b. Discussion of the bids for Gallman Place roof replacement (RFP 2026-02).
 - Staff received 12 responses; the lowest bidder was not deemed responsive due to the omission of required materials in the bid process. The next lowest bidder, Summer Roofing Company in the amount of \$361,500.
 - The funds are budgeted and are part of a grant issued to the Building Thriving Communities Foundation by the State.
 - Mr. Shealy clarified that the reason they did not go with the lowest bidder was because they were non-responsive. Ms. Waldrop answered in the affirmative and said they did not sign their bid bond and were not willing to provide proof of their capability to be bonded for a performance and payment bond until they met on site.
 - Mr. Smith asked if this was a completely new roof; Ms. Waldrop answered in the affirmative.

- c. Discussion of the bids for the Public Safety Complex (2022 CPST) (RFP 2026-06).
 - Staff received nine responses and the recommendation was to accept the low bid from Dunbar Construction in the amount of \$6,933,739, which included three of the alternates. This is under budget.
 - Mr. Johnson asked how many alternates were there; Ms. Waldrop said there were four alternates, the first was at no cost from the low bidder, the second was an addition of \$5,170 (above ground fuel tanks), the

third was a subtraction of \$6,380 (change in emergency lighting), and the fourth is an addition of \$20,526 (capturing some of the sanitary sewer). They were able to get everything in.

d. Discussion of the bids for the Newberry County Airport Taxiway A rehabilitation (RFP 2026-08).

- Staff received two responses with Satterfield Construction being the low bidder.
- Funds are budgeted in the 2026-27 fiscal year to cover Newberry County's match for both projects in the amount of \$45,402. The bid amount is \$1,454,277.75.
- Mr. Smith requested staff explain about the procedure for the work; Mr. Rowe said it will be a complete replacement, milling it up down to the base.
- Mr. Smith asked if they would keep the same parking lot or make it bigger; Mr. Rowe said it will get a little bigger with approximately four or five extra spaces, and it will be a singular drive in and out.
- Mr. Luckadoo said the FAA decided to also contribute to the parking lot, and the bids came in under budget.

e. Discussion of the bids for Scurry Church Road and Henry Longshore Road improvements (RFP 2026-07).

- Staff received two responses with Satterfield Construction being the lowest responsive bidder in the amount of \$273,300 for both roads.
- Mr. Rowe said Scurry Church Road will be full depth patching only and Henry Longshore Road will be a full pave for that road.
- Mr. Johnson asked if this will fix Scurry Church Road back up; Mr. Rowe said once all is said and done, it should be a better riding road.
- Mr. Johnson asked if they could mark that road as no trucks; Mr. Rowe said it already is.

f. Discussion of HVAC maintenance for Newberry County Facilities (RFP 2026-09).

- Staff received four responses for this request for proposals. The evaluation committee consisted of Mr. Scott Sawyer, Mr. Mac Bartley and Ms. Waldrop. Fulmer Heating and Cooling was the highest ranked firm and is the recommendation of the committee.
- This will be a three-year contract, with the option to renew it for two consecutive one-year terms.

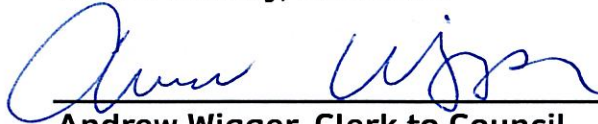
3. Adjournment.

- Mr. Smith made a motion to adjourn; Mr. Sease provided the second and the motion carried 5-0.
- The Newberry County Council Work Session adjourned at 5:17 p.m.

NEWBERRY COUNTY COUNCIL



Robert Shealy, Chairman



Andrew Wigger, Clerk to Council

Minutes Approved: 7-15-2020