

**NEWBERRY COUNTY COUNCIL
MINUTES
August 19, 2026**

Newberry County Council met on Wednesday, August 19, 2026, at 6:02 p.m. at the Newberry County Council Chambers at 1309 College Street, Newberry, SC, for a regular scheduled meeting.

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
Travis Reeder, Council Member
Johnny Mack Scurry, Council Member
Stuart Smith, Council Member
Ted Luckadoo, County Administrator
Joanie Winters, County Attorney
Karen Brehmer, Deputy County Administrator
Major Ben Chapman, NCSO
Debbie Cromer, Finance Director
Rick Farmer, Economic Development Director
Sheriff Lee Foster, NCSO
Coroner Laura Kneece, NCCO
Eric Nieto, IT Director
Josh Rowe, Public Works Director
Andrew Wigger, Clerk to Council/PIO

1. Call to order: Robert Shealy, Chairman.

- Mr. Shealy called the meeting to order at 6:02 p.m.

2. Invocation and Pledge of Allegiance: Stuart Smith, Councilman.

- Mr. Smith led the Invocation and Pledge of Allegiance.

3. Adoption of Minutes:

- a. Newberry County Council Work Session Minutes – August 5, 2026.
 - b. Newberry County Council Minutes – August 5, 2026.
 - c. Newberry County Council Work Session Minutes – August 12, 2026.
- Mr. Sease made a motion to accept the above listed minutes (A, B, C) as presented; Mr. Reeder provided the second and the motion carried 7-0.
- d. Amended Newberry County Council Minutes – November 5, 2025.
- Ms. Winters explained that there was a scrivener's error where two council members recused themselves, but the vote is reflective at 7-0, which is incorrect and should be 5-0.
 - Mr. Johnson made a motion to approve those minutes as amended; Mr. Sease provided the second and the motion carried 7-0.

4. Approval of Agenda.

- Mr. Reeder made a motion to accept the agenda as presented; Mr. Smith provided the second and the motion carried 7-0.

5. Administrator's Report:

- a. Employee Recognition: John Fulmer (20 years, NCSO), Crystal Waldrop (25 years, Administration), Doug Harmon (Retirement, Public Works).
- Sheriff Foster, Mr. Luckadoo, and Mr. Rowe recognized the above employees for their service to Newberry County, highlighting their accomplishments and pivotal moments while working for Newberry County.
- b. Project Updates.
- Mr. Luckadoo reminded everyone that early voting was taking place for the Republican Nomination for the US Senate seat and the election of August 25. Some precincts were combined due to lack of poll workers, with the information to be found on the Newberry County website.

- Meetings were recently held for two CDBG projects in Whitmire, the sidewalk project and the Whitmire downtown streetscape project. Both are progressing toward the bid state.
- Regarding the financial software, staff completed the chart of accounts and provided that to Tyler Technologies in March. He said all the old numbers need to be converted to something that formats with Tyler's system, and Tyler Technologies is now working on that. They anticipate in about two months there will be a Newberry County rollout and training.

6. Chairman's Comments.

- Mr. Shealy thanked all county employees, especially those recognized and appreciate everything they have done for Newberry County.

7. Public Hearings:

- Ordinance 08-02-2026. An Ordinance amending the text of the Official Code of Ordinances of Newberry County, South Carolina, as codified in Chapter 153 of the Code of Ordinances of Newberry County, South Carolina by amending Sections 153.073 and 153.131, Single Site Burial.
- Mr. Shealy declared the Public Hearing open, with no one signed up, Mr. Shealy declared the Public Hearing closed.

8. Public Comments Regarding Items on the Agenda (three minutes).

- Ms. Engle Thompson asked if "Project Pearl Dust" comes here and brings those jobs, if there was a way to strongly suggest that some of those jobs be reserved for Newberry County residents.

9. Old Business:

- Third Reading – Ordinance 07-01-2026. To provide for the issuance and sale of a general obligation bond, not exceeding \$650,000 principal amount, to provide for the payment of 2014 Installment Purchase Revenue bond and 2026 Lease Purchase.
- Mr. Johnson made a motion to accept third reading; Mr. Scurry provided the second and the motion carried 7-0.

- b. Second Reading – Ordinance 08-01-2026. Authorizing the Execution of an Equipment Lease-Purchase Agreement in an Amount Not Exceeding \$2,475,000 for the Purchase of 1 Fire Truck, 2 Ambulances, 1 Dump Truck, One Trailer, and One Patching Machine.
- Mr. Sease made a motion to accept second reading; Mr. Reeder provided the second and the motion carried 7-0.
- c. Second Reading – Ordinance 08-02-2026 Amending the Text of Newberry County Code of Ordinances Relating to Single Site Burials.
- Mr. Johnson made a motion to accept second reading; Mr. Sease provided the second and the motion carried 7-0.

10. New Business:

- a. Consideration of the State Accommodations Tax (State A-Tax) funding recommendation of the Newberry County Accommodations Tax Advisory Board – Ernie Shealy, Chairman.
- Mr. Ernie Shealy presented the recommendations from the Newberry County Accommodations Tax Advisory Board:
 - Promotional fund (\$32,911.13 available): Capital City Lake Murray \$11,518.89, Newberry County Chamber of Commerce \$14,810.02, Prosperity Business Association \$6,582.22.
 - Tourism fund (\$71,307.44 available): Newberry Community Players \$2,000, 4th of July Fireworks \$1,950, Newberry Opera House \$15,000, County of Newberry Parks and Recreation \$5,500, Visitors Center \$14,000, Prosperity Hoppin' \$5,000, Shoppers' Walk \$4,000, The Newberry Museum \$13,007.44, Ritz Fest \$5,000, Newberry Downtown Development Association \$5,850.
- Mr. Reeder made a motion to accept the recommendation from the board; Mr. Johnson provided the second and the motion carried 7-0.
- b. Resolution 05-2026. Adopting the update to the Natural Hazard Mitigation Plan in its entirety as an official plan.

- Mr. Johnson made a motion to accept the Resolution; Mr. Sease provided the second and the motion carried 7-0.
- c. First Reading - Ordinance 08-03-2026. Rezoning property at US Highway 76, Little Mountain consisting of 6.33 acres from RS-Single Family Residential to R2-Rural. (TMS No. 640-87).
- Ms. Werts said the owner is requesting the change to put a manufactured home on the property. This change does fit within the transitional definition in the Future Land Use Map.
 - Mr. Sease made a motion to accept first reading; Mr. Fulmer provided the second and the motion carried 7-0.
- d. First Reading - Ordinance 08-04-2026. Rezoning property at 79 Rader Road, Prosperity consisting of 3.025 acres from GC-General Commercial to R2-Rural. (TMS No. 651-43).
- Ms. Werts said the owner is requesting the change so they can subdivide the three acres into two one and a half acre parcels and put a single-family dwelling on each parcel. This is within the lake development Future Land Use Map and does fall within that definition.
 - Mr. Reeder made a motion to accept first reading; Mr. Scurry provided the second and the motion carried 7-0.
- e. First Reading – Ordinance 08-05-2026. An ordinance authorizing a multi-county industrial/business park agreement between Newberry County and Greenwood County for property owned by Project Pearl Dust or its affiliates or assigns, and other matters related thereto.
- Mr. Farmer provided information about Project Pearl Dust, the company, Vitreus, has released the county from the confidentiality requirements. This will be Vitreus first North American facility; they are a small company based in Germany and they manufacture pigments typically used in brick manufacturing. They will create 15 jobs with the lowest wage being \$20 an hour.

- The Multi-County Industrial Park incentive to the company will allow Vitreus to take further advantage of state incentives.
- Mr. Johnson asked for clarification that Newberry County will have no investment in this project; Mr. Farmer said no cash whatsoever, and it does not qualify for a fee-in-lieu of tax or special source revenue credit. This Ordinance will allow them to get \$1,000 more per job out of the state of South Carolina.
- Mr. Johnson asked if it will be minimal, regular industrial type noise and not a heavy water user or any significant impact on the environment; Mr. Farmer answered in the affirmative.
- Mr. Farmer said there would be very insignificant impact on power/water usage.
- Mr. Johnson made a motion to accept first reading; Mr. Reeder provided the second and the motion carried 7-0.

11. County Council may take action on matters discussed during executive session during the 5 p.m. meeting.

- No action was taken.

12. Appointments:

- There were no appointments.

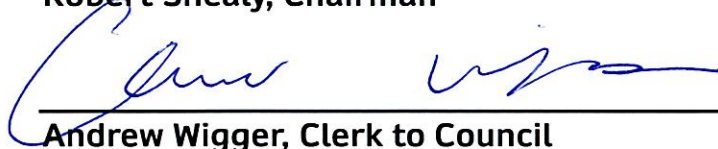
13. Adjournment.

- Mr. Johnson made a motion to adjourn; Mr. Smith provided the second and the motion carried 7-0.
- Newberry County Council adjourned at 6:32 p.m.

NEWBERRY COUNTY COUNCIL



Robert Shealy, Chairman



Andrew Wigger, Clerk to Council

Minutes Approved: 9-02-2020