

NEWBERRY COUNTY COUNCIL WORK SESSION
MINUTES
March 19, 2025

Newberry County Council met on Wednesday, March 19, 2025, at 5:01 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
Travis Reeder, Council Member (virtually)
Johnny Mack Scurry, Council Member
Stuart Smith, Council Member
Jeff Shacker, County Administrator
Joanie Winters, County Attorney
Karen Brehmer, Deputy County Administrator
Debbie Cromer, Finance Director
Sheriff Lee Foster, NCSO
Eric Nieto, I.T. Director
Andrew Wigger, Clerk to Council/PIO

Mr. Shealy called the meeting to order at 5:01 p.m.

1. Review of proposed Fiscal Year 2025-2026 Budget.

- a. Presentation and discussion of proposed Capital Projects Fund budget.
- Before getting into the Capital Projects Fund, Mr. Shacker showed the All-Fund Summary to Newberry County Council. Mr. Shacker thanked staff

for their preparations getting the budget ready. The budget is proposed at \$94,816,290, with the General Fund at \$39.9 million.

- The Capital Projects Fund is proposed at \$50,756,709, the bulk of which is Capital Projects Sales Tax (CPST) at about \$44.1 million.
- Mr. Johnson requested a status update on the current CPST projects.
 - The Detention Center: Mr. Shacker said this is the largest project, dollarwise. The project is designed, and the Department of Corrections has signed off on it. Right now, Staff is working with the Department of Environmental Services (DES), there are monitoring wells, not only on the site, but where the new dormitory is proposed. The wells are there because of a past release of petroleum from underground storage tanks at the gas station down the road. DES has to approve the relocation of those monitoring wells, but the project is ready to bid.
 - The Public Safety Complex: Mr. Shacker said they have run into some issues accomplishing that project within the budget and what staff has decided to do, instead of incurring more expenses, redesigning the project which will more than likely result in the removal of bays, they decided to hit the pause button to see where more of the rapidly moving projects come in when they bid. He said they have reason to suspect that some projects will come in under budget, and then a decision can be made where they adjust the scope of the complex or reallocate resources to complete the project as originally proposed.
 - Courthouse IT Improvements: Mr. Shacker said that it has been underway, and they have contractors who have been working. He further stated that Mr. Nieto has been managing that project and has ordered most of the hardware that was needed.
 - Museum Roof/HVAC: Mr. Shacker said this was a project not included in the scope of the architect or DP3 or JLA because staff wanted to avoid using an architect for the project. Staff decided to utilize JLA because they have worked with similar roofs before, to take a look at it. Originally, the project proposed to replace the roof and components of the heating and air system. Having evaluated it, it appears having a new heating and air system is unnecessary but

rather an issue of moving the air and how quickly the space is cooled. JLA said the last thing the county should do is take the roof tiles off, as it is over 100 years old, and it will cause problems. The recommendation is to just replace the damaged tiles.

- The Recreation Complex (City of Newberry): Mr. Shacker said the City of Newberry is seeking reimbursement and staff just released funds to them; Ms. Brehmer reviewed their request to ensure everything was compliant.
- Prosperity Park Improvements: Mr. Shacker said that it is moving pretty well; an order has been placed for playground equipment.
- Whitmire Town Gym: Mr. Shacker said this project is closest to being put out to bid; and council will see this project bid this spring. He added they have projects that support the town gym improvements both directly and indirectly, including two Community Development Block Grants, as well as a project to redo the tennis courts.
- Pomaria School Community Center: Mr. Shacker said this is also close to bidding.
- Little Mountain Reunion Park: Mr. Shacker said they are about to undertake electrical work that needs to be done to support their festival. He said they are timing the bid of that project, so construction does not take place until after the Little Mountain Reunion.
- NCWSA Cannons Creek WWTP: Mr. Shacker said they will handle their own project and will go through the process with Ms. Brehmer to receive reimbursement.
- Newberry Amphitheater: Mr. Shacker said from a design standpoint, this project has gone back-and-forth, and they are now at a point to enter design development. He said this project will probably not bid until the summer.
- Gallman Place: Mr. Shacker said the initial scope is the removal of some environmental materials in the building, lead paint, and asbestos. Then, being in the position to actually bid on the full scope of the project. He said the environmental remediation is in process and they have a funding source for that.

- Mr. Shacker said the next section is the 2016 CPST, showing the last two projects – Consolidated 5 – Water Supply and Whitmire Town Hall Remodel. These projects are slated for completion by the end of this fiscal year.
- The last section of the Capital Projects Fund are the Capital Projects with roughly \$6.6 million in projects proposed. There are a total of seven projects listed, six of which are active.
 - Safe Streets for all Project: This is a federal grant that council authorized to develop a plan for safety improvements to Newberry County's Public Road System. The grant is \$240,000 with a 20% match, for a total project of \$300,000. Staff proposes using fund balance within the capital project fund, not the general fund.
 - Mawson's Way Roadway: Mr. Shacker said this is to establish a loop road at the industrial park on S.C. Highway 219, and this is underway, and this is proposed at approximately \$3.9 million.
 - Newberry Industrial Park South: Mr. Shacker said they are asking for \$20,000 and that is because this year is the final one-year extension for the option to purchase the land and the county will need to renegotiate the agreement. This park is located on Dixie Drive.
 - MCCP II – 773 Project: Mr. Shacker said there is no project proposed under this line item for the next fiscal year.
 - MCCP – Water/Wastewater Upgrades: Mr. Shacker said there is \$997,000 worth of expenditures and this is phase 3B of the park. The county will utilize Utility Tax Credits from the Newberry Electric Cooperative.
 - Whitmire Sidewalk Project: Mr. Shacker said this has been ongoing, a new sidewalk along Gary Street and Subertown Road, he expects progress on this project between now and June 30th. He said they took everything spent to date, subtracted from the projected expenditures and are asking to appropriate that for next year, but anticipate not needing that. However, he said they need temporary construction easements from two owners, one of which already provided permission, but have run into a hitch with the other property owner. This is a Community Development Block Grant.

- Whitmire Streetscape Project: Mr. Shacker said this is dealing with the environment around the Whitmire Gym. This is also a Community Development Block Grant. This grant is \$750,000.
- There is a small use of Capital Project Fund Balance to fill in the gaps for some of these projects. However, this may be offset by unbudgeted interest earnings.
- There is a proposed \$2 million appropriation from the S.C. Coordinating Council of Economic Development that has already been secured for the Mawson's Way Project.
- A \$600,000 site enhancement grant from the S.C. Department of Commerce also for Mawson's Way.
- \$566,000 in Utility Tax Credits, over four years, two years for Mawson's Way and two years for the water and sewer upgrades at MCCP.
- \$475,000 Community Development Block Grant for the sidewalk project on Gary Street and Subertown Road; and also, a \$750,000 for the downtown streetscape project, both in Whitmire.
- A \$678,750 grant from the South Carolina Rural Infrastructure Authority for the water and sewer at MCCP.
- \$1.86 million in C Funds from the Newberry County Transportation Committee, for the Mawson's Way Project and for the three Whitmire projects.

2. Comments/Requests from Council.

- Mr. Johnson said an incredible overview and the grasp the staff has on so many projects is a blessing. He thanked staff for a job well done and great Capital Projects update. He said the lease option on the land is a much better deal for the residents of Newberry County and if they need it, they have that option.
- Mr. Sease thanked staff for the time and effort put into the budget and that they appreciate their hard work.

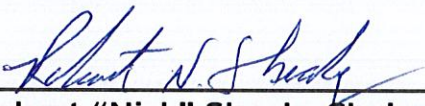
13. Future meetings:

- a. Newberry County Finance Committee – March 24 at 5 p.m. --
CANCELLED
- b. Newberry County Budget Work Session – March 25 at 4 p.m.
- c. Newberry County Budget Work Session – March 26 at 4 p.m.
- d. Newberry County Council Work Session – April 2 at 5 p.m.
- e. Newberry County Council Meeting – April 2 at 6 p.m.


14. Adjournment.

- Mr. Smith made a motion to adjourn; Mr. Scurry provided the second and the motion carried 7-0.
- Newberry County Council adjourned at 6:43 p.m.

NEWBERRY COUNTY COUNCIL



Robert "Nick" Shealy, Chairman



Andrew Wigger, Clerk to Council

Minutes Approved: April 2, 2025