

**NEWBERRY COUNTY COUNCIL
MINUTES
November 19, 2025**

Newberry County Council met on Wednesday, November 19, 2025, at 6:00 p.m. in Council Chambers at the Courthouse Annex, 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 Jr., Council Member
Todd Johnson, Council Member
Travis Reeder, Council Member
Johnny Mack Scurry, Council Member
Stuart Smith, Council Member
Jeff Shacker, County Administrator
Joanie Winters, County Attorney
Karen Brehmer, Deputy County Administrator
Captain Ben Chapman, NCSO
Rick Farmer, Economic Development Director
Jessie Long, Economic Development Coordinator
Eric Nieto, IT Director
Andrew Wigger, Clerk to Council/PIO

Mr. Shealy called the meeting to order at 6:00 p.m.

Mr. Scurry led the invocation and Pledge of Allegiance

1. Adoption of Consent Agenda:

- a. Newberry County Council Work Session Minutes – November 5, 2025.
- b. Newberry County Council Meeting Minutes – November 5, 2025.
 - Mr. Reeder made a motion to accept the minutes as presented; Mr. Scurry provided the second and the motion carried 7-0.

2. Additions, Deletions & Adoption of the Agenda.

- Mr. Sease made a motion to adopt the agenda as presented; Mr. Johnson provided the second and the motion carried 7-0.

3. Public Appearance:

a. Newberry Soil and Water Conservation District – Doug Heydt.

- Mr. Heydt updated Newberry County Council on the Newberry Soil and Water Conservation District's progress over the last quarter. He said Ms. Crista Lukowski had to work remotely during the government shutdown as she works in a federal building, and they appreciate her dedication working remotely.
- During the past quarter, they had a \$1,500 mini grant for the messiest yard program with two winners, one from Newberry and one from Whitmire. They hired local contractors to cut down more trees from Hurricane Helene, along with various other yard work.
- The NSWCD recently held their annual awards affiliate banquet with 60 in attendance, including members of Newberry County Council.
- NSWCD teamed up with the Newberry Electric Cooperative to hold a shred day event at the Coop.
- They recently received a Mobile Education Grant to bring in a mobile lab, and they have been utilizing the lab at various events.
- Mr. Reeder said he appreciates what they do, especially keeping Newberry clean and providing activities for students not only during the school year, but during the summer as well.

4. Ordinance 11-01-2025. An Ordinance to amend the text of the Official Zoning Ordinance of Newberry County, South Carolina, as codified in Chapter 153 of the Code of Ordinances of Newberry County, South Carolina, to establish new landscape, buffer and open space requirements.

a. Public Hearing.

- Mr. Shealy declared the Public Hearing open, but with no one signed up to speak, he declared the Public Hearing closed.

b. Second Reading.

- Mr. Smith made a motion to accept second reading; Mr. Scurry provided the second and the motion carried 7-0.

5. Ordinance 11-02-2025. An Ordinance adopting the requirements of the South Carolina Local Government Development Agreement Act; creating uniform requirements for the execution and delivery of development agreements by Newberry County Council; And Other Related Matters.

a. Public Hearing.

- Mr. Shealy declared the Public Hearing open.
- Mr. Tyler Johnson thanked council for looking into this, he said it will help offset the costs for existing taxpayers. He asked that council look at the development fee and look at increasing it, he said he's seen other counties that have their fees as high as \$40,000. He said they need to keep in mind a lot of the infrastructure that will be required are caused by these developments.
- Ms. Liesha Huffstetler said she is in agreement with what Mr. Johnson said about the development fees. She said that a new fire or EMS trucks are expensive, and if you have a 200 home subdivision and \$10,000 per house fee that is \$2 million for them to add fire truck, etc. She said what is \$10,000 on a \$250,000 house. She asked council to consider that because they will need more fire, EMS, etc.
- With no one else signed up, Mr. Shealy declared the Public Hearing closed.

b. Second Reading.

- Mr. Johnson made a motion to accept second reading; Mr. Reeder provided the second.
- Mr. Johnson said it was brought up at the last meeting about the fee and not impacting the schools. He said he has heard a lot about that;

he thinks it is important for everyone to understand this fee is not locked and it will be re-visited every year. He thinks going into the next year, he would like to challenge staff to work with the school district and find out what their anticipated costs would be and work with them to not only get a county portion, but something to the school district to address their needs as well. He said he is fine with it for now, but next year's budget they consider that need.

- The motion carried 7-0.

6. Ordinance 11-03-2025. An Ordinance authorizing the County of Newberry, by Newberry County Council, to enter into an Option and Purchase Agreement to evaluate the sale of real property to be determined through negotiations of all purchase terms and conditions, for economic development purposes with Project Altair.

a. Public Hearing.

- Mr. Shealy declared the Public Hearing Open.
- Mr. Tyler Johnson requested clarification on what this Ordinance actually does, he said it was his understanding that this just begins the process, and no finality. He asked when this process begins, requesting they mention that during the discussion.
- With no one else signed up, Mr. Shealy declared the Public Hearing closed.

b. Second Reading.

- Mr. Shacker said this starts the process and enables the prospect to conduct some of the due diligence they need to conduct and one of those important pieces is an infrastructure study, related to power capacity for that property.
- Mr. Smith made the motion to accept second reading; Mr. Sease provided the second and the motion carried 7-0.

7. Ordinance 11-04-2025. An Ordinance to enter into an agreement between Newberry Electric Cooperative, Inc. and Newberry County to exchange property

known as Tax Map Number 576-11 for a portion of the property known as Tax Map Number 576-12 as described full herein.

- Mr. Shealy turned over the meeting to Mr. Sease as Mr. Shealy recused himself, Mr. Fulmer also recused himself as they are both connected to Newberry Electric Cooperative.

a. Public Hearing.

- Mr. Sease declared the Public Hearing open.
- Mr. Tyler Johnson said looking over this he wanted to bring some awareness to the optics of it because they are looking at a 5.11 swap to basically doubling it, he said these are county owned properties and he understands it brings value, but he wants to make sure the county is getting the max value out of the investments to the county. He wanted to know if there are any improvements on the land currently owned by the Newberry Electric Cooperative to explain the increase in the reassessment value where no other properties in the industrial park saw any increases, but with the increase in reassessment, it brought an almost even swap.
- With no one else signed up, Mr. Sease declared the Public Hearing closed.

b. Second Reading.

- Mr. Johnson made a motion to accept second reading; Mr. Reeder provided the second and the motion carried 5-0.
- Following the vote, Mr. Shealy and Mr. Fulmer returned to the Chambers and the meeting was turned back over to Mr. Shealy.

8. Resolution No. 06-25. An Inducement Resolution committing to negotiate a fee in lieu of tax agreement between Newberry County And Duke Energy Carolinas, LLC; identifying the Project; and other related matters.

- Mr. Shacker said this is an existing fee and this amounts to resetting the clock on the investment window on the project previously approved by council. The project is in the Silverstreet area, involving solar, and is a 30-

year fee deal and the basis for the payment of the fee is the rated capacity in megawatts of the proposed facility. It is the same terms, just new dates.

- Mr. Johnson made a motion to accept the Resolution; Mr. Fulmer provided the second and the motion carried 7-0.
9. Ordinance No. 11-05-2025. An Ordinance authorizing the execution and delivery of a fee agreement by and between Newberry County, South Carolina and Duke Energy Carolinas, LLC, providing for a payment of a fee in lieu of taxes, providing special source revenue credits, and addressing other matters related thereto.

a. First Reading.

- Mr. Reeder made a motion to accept first reading; Mr. Johnson provided the second and the motion carried 7-0.

10. Consideration and approval of a bid for Prosperity Parks Improvements, a 2022 CPST Project (Bid Number 2025-17).

- Mr. Shacker said this is one of the 12 Capital Project Sales Tax projects and this is for park improvements in the Town of Prosperity.
- The low bidder was First Class Construction. Mr. Shacker said the way they went about the bid was a base bid and three alternates, to give them flexibility to ensure the bid is within budget. Staff recommends council accept the base bid and alternates one and two but decline alternate three due to a lack of available funds.
- This would be for improvements to the park at North Main, the Town Center, and Langford Street Park. The two recommended alternates is for asphalt paving of the parking lots.
- Mr. Johnson asked how this bid was awarded; Mr. Shacker said it was a sealed bid, and they are going with the lowest bid.
- Mr. Reeder made a motion to approve the bid, with two alternates, from First Class Construction, Mr. Smith provided the second.
- Mr. Johnson said to bid the project with alternates is the best way to do it because if you are ever given the bid and then change the contract, you become a hostage at that point. He commended whoever did the bid that way and hopes they will continue to do so.
- The motion carried 7-0.

11. County Council may take action on matters discussed during executive session of the 5:00 p.m. meeting.

- No action was taken.

12. Appointments.

a. Upper Savannah Workforce Development Board.

- Mr. Sease nominated Chris Milstead for the Upper Savannah Workforce Development Board, per their recommendation. Mr. Johnson made a motion to accept; Mr. Smith provided the second and the motion carried 7-0.

13. Public Comments (Three Minutes).

- There were no Public Comments.

14. Comments/Requests from County Administrator.

- Mr. Shacker thanked council for getting that bid awarded for Prosperity. He gave updates on the other projects, including that Whitmire's project will be completed by the end of the year and the Pomaria project is not far behind.
- The financial software target is the end of the calendar year for integration to be done, and they will have training after the first of the year.

15. Comments/Requests from Council.

- Mr. Johnson said he is the representative for the county to Lake Murray County Tourism. Something that came up at their last meeting was that some counties are charging for short term rentals, and they were actually able to run some research, and the county is already working on an ordinance to regulate those, but in Newberry

County \$12 million was spent on short term rentals. He said they make hotels pay fees, and that is somewhere they should look at as well.

- Mr. Reeder reminded everyone about the upcoming Newberry Christmas Parade. He also introduced everyone to the new superintendent for the Newberry County School District, Dr. Anderson.
- Mr. Shealy said that most people may already know, but Mr. Shacker will be retiring in the near future. He said they are in the interview process now, and it is going well.

16. Future meetings:

- a. Thanksgiving Holiday – November 27-28 – Offices Closed.
- b. Newberry County Economic Development Committee – December 1 at 5 p.m.
- c. Newberry County Finance Committee – December 8 at 5 p.m. CANCELLED.
- d. Newberry County Council Work Session – December 17 at 5 p.m.
- e. Newberry County Council – December 17 at 6 p.m.
- f. Christmas Holiday – December 24-26 – Offices Closed.
- g. New Years Day Holiday – January 1, 2026 – Offices Closed.

17. Adjournment.

- Mr. Johnson made a motion to adjourn; Mr. Smith provided the second and the motion carried 7-0. Newberry County Council adjourned at 6:31 p.m.

NEWBERRY COUNTY COUNCIL



Robert Shealy, Chairman



Andrew Wigger, Clerk to Council

Minutes Approved: 12-17-2025