

**NEWBERRY COUNTY COUNCIL WORK SESSION
MINUTES
September 16, 2026**

Newberry County Council met on Wednesday, September 16, 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
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
Rick Famrer, Economic Development Director
Tommy Long, Emergency Services Director
Eric Nieto, IT Director
Scott Sawyer, Special Projects Coordinator
Crystal Waldrop, Purchasing Director
Brandon Wicker, Emergency Services Coordinator
Andrew Wigger, Clerk to Council/PIO

1. Call to order: Robert Shealy, Chairman.
 - Mr. Shealy called the meeting to order at 5 p.m.
2. Discussion of Gallman Place Interior Renovations a 2022 CPST Project (2026-10).

- Ms. Waldrop said staff received seven responses, with Cinderella Partners being the lowest bidder with a base bid of \$1,929,330 and alternate number three (additional ADA parking accessibility) in the amount of \$33,125. This brings the total to \$1,962,455. This is staff's recommendation.
- Mr. Johnson asked if this fits within the budget; Ms. Waldrop said this fits in the bonded amount. Mr. Johnson asked what was the bonded amount, and staff said it was \$1,820,386.
- Mr. Fulmer asked if that was total cost for the project and if anything is outstanding; Ms. Waldrop said this is a phase one, and only a portion of the interior, but this was what was on the ballot and is within the scope. Mr. Luckadoo added that they already awarded the roof replacement.
- Mr. Luckadoo said the Building Thriving Communities nonprofit will be working on fundraising initiatives for some for the additional work. Some funds from the nonprofit have gone toward other work and were not funded by the CPST.

3. Discussion of Mid-Carolina Commerce Park Spec Building Pad and Roadway Improvements (2026-13).

- Mr. Kyle Clampitt, with Alliance Consulting Engineers, said there were multiple builders with the lowest being well within budget. The project is 1250 linear feet of roadway extension within the MCCP and room for a 300,000 square foot graded pad.
- Contractor Services of Kershaw, LLC was the low bidder at \$2,041,726.64 for both the pad and the roadway.
- This project is being funded through a grant from the Department of Commerce, and the project is under budget.

4. Executive Session:

- a. Receipt of legal advice regarding a Capital Project Sales Tax Project contract.
- b. Receipt of legal advice regarding the disposition of county owned property.

c. Receipt of legal advice regarding the acquisition of property.

- Mr. Sease made a motion to go into Executive Session; Mr. Reeder provided the second and the motion carried 7-0.
- Newberry County Council went into Executive Session at 5:15 p.m.
- Mr. Sease made a motion to come out of Executive Session; Mr. Smith provided the second and the motion carried 7-0.
- Newberry County Council came out of Executive Session at 6:07 p.m.

5. Adjournment.

- Mr. Fulmer made a motion to adjourn; Mr. Reeder provided the second and the motion carried 7-0.
- The Newberry County Council Work Session adjourned at 6:07 p.m.

NEWBERRY COUNTY COUNCIL


Robert Shealy, Chairman


Andrew Wigger, Clerk to Council

Minutes Approved: 10-7-2026