

**NEWBERRY COUNTY COUNCIL
MINUTES
April 03, 2024**

Newberry County Council met on Wednesday, April 03, 2024, at 6:09 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: Todd Johnson, Chairman
Les Hipp, Council Member
Travis Reeder, Council Member
Johnny Mack Scurry, Council Member
Karl Sease, Council Member
Jeff Shacker, County Administrator
Joanie Winters, County Attorney
Captain Ben Chapman, NCSO
Karen Brehmer, Deputy County Administrator
Debbie Cromer, Finance Director
Eric Nieto, I.T. Director
Katie Werts, Director of Planning and Development Services
Andrew Wigger, Clerk to Council/PIO

ABSENT: Robert N. Shealy, Vice-Chairman
Leon Fulmer Jr., Council Member

Mr. Johnson called the meeting to order at 6:09 p.m.

Mr. Johnson led the invocation and Pledge of Allegiance.

1. Adoption of Consent Agenda:

- a. Newberry County Council Work Session Minutes – March 20, 2024.

- b. Newberry County Council Meeting Minutes – March 20, 2024.
- c. Newberry County Budget Work Session – March 25, 2024

- Mr. Reeder made a motion to adopt the minutes as presented; Mr. Sease provided the second and the motion was approved 5-0.

2. Additions, Deletions & Adoption of the Agenda.

- Mr. Sease made a motion to adopt the agenda as presented; Mr. Scurry provided the second and the motion was approved 5-0.

3. Presentation:

- a. Presentation of FY 2022-2023 Audit – David Usefara, Mauldin and Jenkins.

- Mr. Usefara said Newberry County received unqualified opinions (which means clean and nothing wrong was found) on all the opinion units except for “Aggregate Discretely Presented Component Units.” On that unit, the Newberry County Library (a component of the county) did not issue their financial statements in time. He said that has no reflection on the county operations, it is strictly on the component units.
- For the General Fund this year, Mr. Usefara said they noted about \$16 million in cash; about \$1 million in receivables related to taxes, leases, and other accounts; amounts due from other governments was at about \$500,000; liabilities and accounts payables was at about a million; amounts due to other governments was a about \$2.8 million. This gave Newberry County a Fund Balance (assets minus liabilities) of \$14.2 million, \$13.3 million is unassigned.
- For the year, the General Fund had \$32 million in revenues, \$23 million of which was related to taxes. With \$28 million in

expenditures leading to \$3.5 million in revenues over expenditures.

- Mr. Usefara said there were transfers out of the General Fund to help with the other funds of \$2.2 million, this led to increase of about \$1.4 million in fund balance for the General Fund.
 - Mr. Usefara said they noted two findings, the first was the general ledger system and the inability to roll accounts forward and the system in general; however, he added that he knows the county is working to get a new system and will hopefully be resolved once implemented. The second finding was the segregation of duties, a repeat of prior years, dealing with the county not having enough employees to handle segregation of duties, something that is seen in many small towns and counties.
 - Mr. Usefara said they found no findings with the spending of the ARPA money.
 - Mr. Hipp asked if the Finance Committee has received and gone over this yet; Mr. Johnson said this is the first time the audit has been presented.
 - Regarding the segregation of duties, Mr. Johnson asked if that was a manpower issue, workflow issue, or combination. Mr. Usefara said it is a manpower issue.
 - Mr. Johnson asked if it was correct they were doing depreciation on a ledger sheet (in Excel), to which Mr. Usefara said yes. Mr. Johnson said in his background, depreciation is one of the hardest things to do and the county is doing that manually. He asked if that is included in the new software and Mr. Shacker answered in the affirmative.
 - Mr. Johnson said he thinks a deep dive into this is needed with some recommendations to come out.
4. Proclamation declaring April 28-May 5, 2024, as Soil and Water Stewardship Week in Newberry County.

- Mr. Johnson read the Proclamation as follows: Whereas, healthy, fertile soil and clean water is the lifeblood of nutrition and sustenance throughout the world, and soil conservation is a benefit to everyone; and Whereas, effective conservation practices ensure soil, water, animals, plants, and air can provide a rich standard of living; and Whereas, our survival and continued production of and access to quality food and water depends upon the robust management of diverse natural resources nationwide; and Whereas, stewardship calls upon every individual to help conserve these precious resources to ensure their prosperity for generations to come; Now, therefore, be it proclaimed by the County Council of the County of Newberry that the week of April 28 – May 5, 2024, shall be Soil and Water Stewardship Week in Newberry County in recognition of the importance of stewardship to maintain clean and high-quality soil and water, which protects and preserves the health and well-being of Newberry County and its residents.
- Mr. Hipp made a motion to accept the Proclamation; Mr. Reeder provided the second and the motion was approved 5-0.

5. Resolution 01-24. Designation of the month of April 2024 as Fair Housing Month within the County of Newberry.

- Mr. Reeder made a motion to approve the Resolution; Mr. Sease provided the second and the motion was approved 5-0.

6. Ordinance No. 04-01-2024. An Ordinance acting on a request to amend the official Zoning Map established pursuant to Zoning Ordinance No. 12-24-01 as revised and amended by Zoning Ordinance No. 06-11-16 and codified in Chapter 153 of the Newberry County Code of Ordinances, establishes zoning classification and districts so as to rezone one (1) real

estate parcel totaling seventy-six hundredths (.76) acre designated as TMS No. 741-45 from RS-Single Family Residential to R2-Rural.

a. First Reading.

- Ms. Werts said this rezoning was approved by the Joint Planning Commission. No one spoke in opposition to the rezoning.
- The property owner is making the request for a manufactured home.
- Mr. Sease asked about the minimum one-acre requirement for a manufactured home. Ms. Werts said the property owner will have to go before the Board of Zoning Appeals for a variance.
- Mr. Sease said when he was doing his own research, it appeared the property was outside of Newberry County. Ms. Werts said he pays Newberry County taxes and Mr. Shacker said that may be an issue with GIS.
- Mr. Hipp made a motion to approve first reading; Mr. Scurry provided the second and the motion was approved 5-0.

7. Ordinance No. 04-02-2024. An Ordinance acting on a request to amend the official Zoning Map established pursuant to Zoning Ordinance No. 12-24-01 as revised and amended by Zoning Ordinance No. 06-11-16 and codified in Chapter 153 of the Newberry County Code of Ordinances, establishes zoning classification and districts so as to rezone one (1) real estate parcel totaling two and forty-four hundredths (2.44) acres designated as TMS No. 457-9 from GC-General Commercial to R2-Rural.

a. First Reading

- Ms. Werts said the owner of the property is Sadie's Hope, Inc., and is requesting the rezoning for the purposes of a boarding home, as a home for women who need somewhere to go to get back on their feet after an abusive relationship.

- Ms. Werts said the Joint Planning Commission unanimously approved the rezoning, and they didn't have anyone speak in opposition, a neighbor did ask questions but gave his full support.
- Mr. Hipp made a motion to approve first reading; Mr. Sease provided the second and the motion was approved 5-0.

8. County Council may take action(s) following executive session on matters discussed during executive session.

- There was no action taken.

9. Appointments.

a. Newberry County Water and Sewer Authority Board – Mr. Lewis Lee, District 1.

- Mr. Johnson made a motion to reappoint Mr. Lee; Mr. Sease provided the second and the motion was approved 5-0.

10. Public Comments.

- Mr. Michael Tumm spoke on the potential chicken ordinance and said he currently has a neighbor with an illegal chicken coop with several chickens to include a hen that was just removed, and it is a nuisance for them. Mr. Tumm said he was looking at the Lexington County Ordinance, related to the location of a coop at the front or back of a property, he said they only allow four chickens, and they are to be in a coop with screening and odor control. With the chicken coop on his neighbor's property, Mr. Tumm said his neighbor dug a ditch where the coop is, and the ditch runs into a culvert that runs down into the lake. He said he has been working with a biologist with DNR and trying and determine the

correct distance a chicken coop should be from a lake, to ensure this will not hurt the lake.

11. Comments/Requests from County Administrator.

- Mr. Shacker said he appreciates council's guidance during the budget process.
- Mr. Shacker said in the budget calendar, April 17, 2024, is identified as first reading, but then the second meeting in May has second reading. He asked if council had an objection to moving first reading to the first meeting in May. Mr. Johnson said he thinks they are good to do it that way.

12. Comments/Requests from Council.

- Mr. Hipp said the budget process is going very well this year and he likes the spreadsheets, the flexibility to take a view of what the budget is like when you add or subtract line items. He said Mr. Shacker and staff deserve a compliment on that.
- Mr. Sease said great job, to staff, providing those scenarios and thanks for all the hard work from staff and making it work.
- Mr. Reeder said he appreciates the same and it gives them the opportunity to spread everything out and make those decisions and he appreciates the job staff has done.
- Mr. Johnson said this is the most comprehensive budget he has seen in his entire time with the county. He added that he thinks they are close to a reasonable budget that balances the needs of the county and the needs of the citizens.

13. Future meetings:

- a. Newberry County Public Safety Committee – April 8 May 20 at 6 p.m.
- b. Newberry County Council Work Session – April 17 at 5 p.m.
- c. Newberry County Council – April 17 at 6 p.m.
- d. Newberry County Council Work Session – May 1 at 5 p.m.
- e. Newberry County Council – May 1 at 6 p.m.
- f. Newberry County Economic Development Committee – May 6 at 6 p.m.

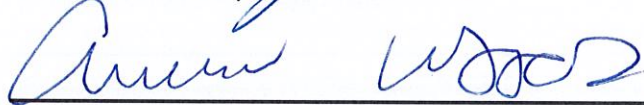
14. Adjournment.

- Mr. Sease made a motion to adjourn; Mr. Reeder provided the second and the motion was approved 5-0.

NEWBERRY COUNTY COUNCIL



Todd Johnson, Chairman



Andrew Wigger, Clerk to Council

Minutes Approved: 5-1-2024