

**NEWBERRY COUNTY COUNCIL**  
**CAPITAL PROJECT SALES TAX WORK SESSION MINUTES**  
**November 22, 2021 - 6:00 p.m.**

The Newberry County council met on Wednesday, November 22, 2021, at 6:00 p.m., for a Capital Project Sales Tax Work session in Council Chambers at the Courthouse Annex, 1309 College Street, Newberry, SC 29108

Notice of the meeting was duly advertised, as required by law.

Present: Buddy Livingston, Chairman  
Todd Johnson, Vice Chairman  
Travis Reeder, Council Member  
Johnny Mack Scurry, Council Member  
Mary Arrowood, Council Member  
Nick Shealy, Council Member  
Les Hipp, Council Member  
A. J. Tothacer, Jr., County Attorney  
Karen M. Brehmer, Deputy Administrator  
Crystal Waldrop, Purchasing Director  
Tony McDonald, Interim County Administrator  
Sheriff Lee Foster  
Daniel Floyd, Detention Center Director  
Debbie S. Cromer, Finance Director  
Molly Fortune, Newberry Opera House  
Tom Pope, Newberry Opera House

Recorder: Andrew

MEDIA: Andrew Wigger, Newberry Observer

Mr. Livingston called the meeting to order.

**1. Additions, deletions, and adoption of agenda**

Mr. Scurry made a motion to adopt the agenda as presented; seconded by Mr. Reeder. Vote was unanimous.

**2. Public Appearances**

- Molly Fortune, Newberry Opera House

Ms. Fortune told Council that Mr. Tom Pope would be presenting to Council tonight.

Mr. Pope presented to Council a request to construct an amphitheater using the upcoming CSPT funds. Mr. Pope stated he had met with the city requesting sponsorship for the project and would like Council's consideration. A copy of his presentation is attached to the minutes.

Mr. Pope stated they had a movie night, and it was a great success. He believed that it would be a great asset to the City and County.

Mr. Hipp stated he felt it would improve the quality of life for the whole County. He also stated the Christmas tree lighting was like a Hallmark movie.

Mr. Reeder stated it could be used for many other activities such as MLK day.

Ms. Arrowood asked about the parking at the proposed site and the site was in an area that was known to flood.

Mr. Livingston asked it could be done in tiers or would it be a turnkey.

Mr. Shealy stated it would be good to partner with the city for this project.

### **3. Discussion of potential CPST project submissions**

Ms. Brehmer gave a list of the project ideas submitted from within the county departments has been revised, down to 25.

A few ideas have been flagged as possibly qualifying for American Recovery Funding. The total funding to be received is \$7.46 million. Once Council makes a determination on how these funds are to be spent, staff will know whether there will be sufficient funding for the items flagged.

Let's take a look at the project ideas that were submitted by county departments. These projects are grouped by the submitting department and are not listed in any specific order. Only NCSO and Public Safety have indicated the prioritization for their submissions. If the Notice of Intent to Submit includes a cost, it is only a ball-park number.

**Recreation** The purpose of this project is to meet a growing demand for sports (specifically soccer to start), leisure, and recreation programming (active as well as passive) while enhancing the well-being of County residents through the promotion of physical activity and building a sense of community. Completion of this project will provide outdoor and indoor options which will improve the opportunities for educational and instructional offerings year-round, allow for enhanced community partnerships, promote health and wellness among residents while attracting tourists to discover all that Newberry County has to offer.

The project scope includes the construction of four (4) full size sod soccer fields with irrigation, lighting, and space for spectators. The project also includes the construction of a centrally located facility to house restrooms, concession area, space for scorekeeper(s) and staff for field oversight as well as equipment storage. The project will also include the construction of an indoor recreational/educational facility to include a full-size gymnasium with spectator seating, a large conference room for trainings/meetings, and dedicated office space for parks and recreation staff (five offices plus a work/break room). The complex will also contain a skate park, dog park, playground, paved walking/jogging trails, picnic shelters and shade structures, and dedicated space for local festival vendors among a sprawling picturesque landscape designed to attract both community members and tourists.

Jessie has included in her submission possible locations for the complex. The Notice of Intent to Submit (NOI) is attached.

### NCSO/NCDC

- **New Detention Center**

At your meeting on 11/8/21, Sheriff Foster and Captain Floyd were present to discuss the possibility of including a new detention center as a CPST project. Both stated that there are always issues in passing inspections. A walk-through of NCDC may be an idea that Council would consider. It may be best if the walk-through could take place once our new administrator is onboard. NOI attached.

Sheriff Foster stated that they had an inspection on Friday from the fire marshal and the department of corrections. At this time, they do not have the findings it usually takes about three days.

### NCSO

- **Garage-type Storage Facility**

There is a need to house several pieces of equipment, primarily special service vehicles such as boats, ATV's, tactical vehicles, generators, and Command Post, to prevent damages from the weather and to make it easier to maintain equipment. We also need additional area to process evidence. Currently the equipment is being stored outside, or in open sided sheds, or at alternate locations; making it difficult to maintain serviceability and response to an emergency. This equipment is worth in excess of \$1 million, most of it received at no cost from the federal government.

It is believed a 100x40 building with utilities is needed to maintain integrity of the equipment. A general estimate for a turnkey, pre-engineered building with concrete floor is \$150,000. NOI attached.

- **Renovation Completion**

When the Sheriff's Office moved into the previous Piedmont Technical College/Armory, the East wing of the building was not completely renovated due to budget shortfalls. This end of the building has several office spaces that would require renovation and updating to allow the Sheriff's Office space for additional computer equipment (part of which is County Administrative equipment), offices for the embedded Mental Health Counselor/Negotiator, and Sex Offender Registry. This area is approximately 3500 square feet. NOI attached.

**Public Safety**

- **Friendly Fire /Rescue /Backup EOC Facility** ---Location Training Grounds. The new structure would house Friendly Fire Dept., Rescue Squad, Backup EOC, Training Meeting Room, Full Kitchen and Bunk rooms and Offices. This facility would also include a driving / parking pad for drivers training.
- **Hwy 773 Industrial Park-- Fire, Rescue, and EMS Facility**—This facility would help cover the additional Industries being added in the MC Commerce Park and would also support response to the Newberry Commerce Park on SC219. In addition, it would support the increased call volume on I-26.
- **10 Underground Water Tanks—water points for Fire protection** – Install 50,000-gallon water tanks underground to improve fire protection. 4 remaining locations not completed for the Consolidated Fire District (Brazelman's Bridge, DogWalla, Leitzsey Rd, Indian Creek Substation)  
Counts Substation  
Belfast Substation  
Stoney Hill Substation  
Graham & New Hope Road  
Livingston Road  
Dillenger Road  
Old Whitmire/Felker-Setzler Rd  
Peak Area
- **Hwy.121 / Wilson Road—Fire, Rescue and EMS Station.** (This substation will support the industries located in that corridor of the County).

**Economic Development**

- **The Collaborative Workforce Improvement Center** – This would be a physical facility constructed on site at the Piedmont Technical College campus in Newberry. The WIC would be modeled similar to the Laurens County Center for Advanced Manufacturing (CAM). One key difference, though, would be our facility would not be managed and operated exclusively by Piedmont Technical College. Instead, it would be managed by a collaborative effort of Newberry County, the City of Newberry, Piedmont Technical College, SC Works, the Newberry County Career Center, The

Newberry County Chamber of Commerce, Newberry Workforce LLC, local industries, and the general business community. A Workforce Improvement Council would be created by these respective groups and would serve in an advisory capacity to all these groups. By working together and collaborating, we would impact and improve our workforce in more significant and meaningful ways that all working separately towards our common goals.

Per Theo Dubose, this item might be okay. The keys are that the facility must be “educational” and “under the direction of” the PTC board. Education in this context is pretty broad, but, in any event, the facility must be used to teach adults something. “Under the direction of” is broad, I think. The County would own the facility for the life of the bonds, then deed it to PTC. In the meantime, ultimate management must be in the PTC board. There can be an “advisory committee,” but all material decisions need to be signed off by the PTC board or its director in the same manner as other PTC facilities.

- **Mawsons Way Extension** – This is an approximately 2,400 LF new road, designed to create a second ingress/egress to the Newberry County Industrial Park at I-26 and SC 219. This new road would not only open up new sites to development, but it would also make the park safer for the estimated 2,100 people who work in the park each day. A second entrance would not only alleviate much of the current traffic on the existing Mawson’s Way, but it would also improve truck flow in the park and making access to SC 219 safer for both those who turn right on SC219, and those who turn left.
- **Entrance, Turn Lane, and Roads for Mid-Carolina Commerce Park II** – In 2021, Newberry County purchased this new 215-acre industrial property. This project would finance a new entrance to the park directly across the street from MCCP. It would also fund a new turn lane into the park, about 2,500’ linear feet of roadway, and the water-sewer infrastructure necessary to recruit new industry, investment and jobs to the park.
- **MCCP II Water and Wastewater Improvements** -- This would extend water and wastewater from SC 773 into the new industrial park and help facilitate future job and economic growth. We have a need for 3,500 linear feet of 12-inch water line and will need to cross SC 773 in order to get the water there. According to Alliance Consulting Engineers, costs would be about \$750,000 for the water extension. Additionally, we will need 3,500 linear feet of 8-inch gravity sewer line within the park, and a new 500,000 gallon-per-day wastewater pump station. Similarly, we will need to cross SC 773 to bring sewer into the park.
- **Water/Sewer to I-26 and SC 121** – The City of Newberry currently has three exits off I-26. Two of the three are developed and have the necessary water and sewer for future development. However, the SC 121 exit is an untapped

resource. Getting water and sewer to this third intersection will pave the way for new economic growth near this corridor for decades to come.

- **Elevated Water Tank at SC 773 and I-26** – Due to high-growth and low water pressure in the area around the intersection of SC 773 and I-26, we need a new elevated water tank in the area. This has been a pressing need for several years, as new businesses have located in this area and placed additional strain on the water system. There is also a new 100-home subdivision coming to this area, and that will place further strain on the water system. Installing this elevated water tank would improve pressure for all users in the area and improve the ability to fight fires. It would also decrease site development costs for new businesses, as some are currently required to construct expensive fire suppression systems due to low pressures and volumes. Lowering site development costs for new businesses will increase Newberry County’s chances of luring these future investments.
- **Balance of Phase III of M CCP Water and Wastewater Improvements** – We are currently expanding water and sewer across the creek in M CCP. This project would extend water and sewer beyond the current expansion project. Doing this project now would eliminate the need to fund it in the near future and help facilitate job creation in the community.

Mr. Livingston asked about an overlay of the City and County water and sewer. Maybe Rick Farmer and Brent can come up with this information.

#### **Public Works**

- Replace the wooden bridges located within the county with concrete box culverts. Installation of these new culverts would save time and materials in the long run.

Mr. Shealy asked how many bridges and the locations of the bridges.

#### **Coroner**

- I would respectfully submit that the capital project sales tax be used to buy and remodel a building or build a building that would house not only the Newberry County Coroner’s Office but would house a functioning morgue to include short-term and long-term storage space. The morgue would eventually also be leased by Newberry Pathology Group to perform on-site forensic autopsies for not only Newberry County but for 15 other South Carolina counties, the South Carolina Department of Corrections (SCDC) and the Federal Corrections Institute (FCI). This would help to ensure that postmortem examinations and autopsies conducted by NPG maintain a high standard of preservation of physical evidence and records, allow for continued accuracy into investigations as to cause and manner of death, all while not placing an additional undue burden on some of the most financially vulnerable populations of South Carolina.

### **Central Court**

- Newberry Central Court requests to be put on the Capital Sales Tax Project list for upgrading our secured area with bullet proof glass and walls. The area includes the reception desk, glass on the two entry doors, Judge Koon's office and Judge Johnson's office. The reason for this request is for safety and better protection.

### **Administration/Facilities**

- Newberry Square has sufficient space to relocate Administration staff and County Council Chambers. There is existing space that can be upfitted for offices. The green space area could be used to construct a new council chambers/multi-purpose room for meetings. Currently the county does not have a space available that will allow social distancing for those participating. This room would be attached to the existing structure by a covered walkway.

Note: American Recovery Funding allows for renovations/modifications to a building, no new buildings. In order to qualify, the new structure would have to be attached to the existing structure.

- Community Hall's roof is in need of replacement. The basement area also needs attention. This project has previously been included in the Facilities Capital Repairs to Buildings general fund budget as an item of need. Unfortunately, other repairs have taken priority. This line item has been approximately \$200,000 in the past few years for all capital repairs. Although it may have been included in the forecasted projects, something else had to take priority.
- Records for the County's business are stored in many areas. Some records are stored close for a department's convenience when needed. For example, many records for the Clerk of Court are stored in the upstairs of the courthouse, as well as the basement. Precautions have been taken should water infiltrate the basement. The old filling station now houses record storage. Once the maintenance department relocated to the rear of Newberry Square, the old filling station became the next place for record storage.

A centralized storage area that is climate-controlled would be best for all record storage. Each department would be responsible for maintaining their records and complying with the SC Department of Archives and History Records Retention Schedules.

- Currently, construction is under way at the fleet maintenance facility to add an additional area to house the administrative offices. The offices were in the old granite building where the roof was falling. This new addition was needed just to have a safe place.

At some point, the old granite building needs to be demolished. Once complete, the site could be utilized to construct a modern fleet maintenance service center.

- There are 9 creek crossings located within Lynch's Woods. Four were replaced in 2014. Five have not been replaced. Fortunately, all crossings survived the flooding in 2015. There have not been reports that traffic is hindered because of the existing bridges.
- Improvements to the Courthouse IT Network/Security System was an idea mentioned among staff. The description itself is a little vague. During the COVID era, the public has limited access to view records in the courthouse. Space for social distancing is limited. Appointments must be made to view records. The idea of online access to these records has been mentioned. Nothing further has been presented to staff as a remedy.
- The current facility housing both the Treasurer and the Auditor with their staffs is too small. There is no room for storage. The location does not allow for any type of expansion.

#### **4. Direction to staff regarding CPST project submissions**

Ms. Brehmer stated which of the projects listed above does Council suggest or direct staff to have cost estimations provided? Remember there is only \$75,000 in the budget and Alliance Consulting Engineers' proposal was \$85,000.

I have received a Notice of Intent to Submit from the Newberry Museum for a roof replacement and HVAC improvements. This request is seeking council's sponsorship and cost estimation.

I have also received an inquiry from Mrs. Pat Caldwell on behalf of the old Gallman school. I do not know any details.

As of now, only the City of Newberry has submitted two projects for which they are requesting cost estimations through the county's funding, expansion of City of Newberry Recreation Complex and Drayton Street Bridge Replacement.

Molly Fortune with Newberry Opera house has emailed to inform us that a project will be submitted and requests cost estimation. I have not received a submission as of Friday, 11/19/21.

I have had conversations with Mayor Daryl Hentz of Pomaria. I have not received a submission.

No other municipality has called as of 11/19/21.



**5. Project Proposal Submission Form**

Ms. Brehmer stated a copy of the form is attached. This form was required for the current (2016) iteration of CPST. Do you instruct staff to require inclusion of this form for the 2022 iteration? Are there any changes that you suggest? A copy of the form is attached as part of the official minutes.

**6. Public Comments**

No public Comments

Comments from Council:

Mr. Hipp requested the ARF funding be presented before the finance committee.


Mr. Livingston stated with the technology today the county needed to look into scanning Equipment

Mr. Livingston also requested the CPST be placed on every agenda for updates.

**7. Adjournment**

Mr. Johnson made a motion to adjourn. The meeting was adjourned at 7:56 p.m.

NEWBERRY COUNTY COUNCIL

  
Henry H. Livingston, III, Chairman

  
Debbie S. Cromer, Finance Director

Approved: 1-5-2022