

**CPST Commission Meeting Minutes 4-4-2016 - 5:00 P.M.**

**Commission Members Present:** Dave Waldrop  
Renee Joiner  
Phil Spotts  
Pat Caldwell  
Lisa Toland  
Jimmie Coggins  
Willie Morris (alternate)  
Bob McCartha (alternate)

**Staff Present:** Wayne Adams, County Administrator  
Karen Brehmer, Assistant to County Administrator

**Others Present:** Theodore DuBose, Esquire  
Jamie Frost, Alliance Consulting Engineers  
Jamil Ibreak, Alliance Consulting Engineers

**Media Present:** Carson Lambert, Newberry Observer

Chairman Waldrop called the meeting to order and stated the procedure for project presentations. At that time, the presentations began.

1. Town of Silverstreet – Renovation, restoration of Silverstreet Auditorium

Mr. Travis Gilliam

- Cost estimate - \$1,680,000.
- Population of Silverstreet 180 (in Town).
- Last major work – roof – 4-5 years ago.
- Town of Silverstreet owns building, leased to Ruritans for 99 years.
- Ruritans are willing to relinquish lease and turn over existing funds to be used for maintenance.
- Per Jamil Ibreak, Alliance Consulting Engineers, project may be scaled back to \$100/SF. Would take at least this amount to get building to code. The building is approx. 10,000 SF.

2. Town of Prosperity – Well Rehab and Water Tank Construction

Mayor Derek Underwood

- Cost estimate - \$3,330,000.
- Rehab needed to increase volume to sustain growth and supply for fire hydrant.
- Currently meet DHEC standards and quality regulations.
- Town has 8 wells but only 2 are in operation – need to drill deeper.

- Only 40% of water demand comes from the wells leaving 60% to be purchased from NCWSA. The more water the Town can provide, the less cost to purchase.
- Mayor Underwood stated that the Town is willing to work with the Commission by prioritizing the request in this order
  - 1) Rehab of existing wells           \$ 295,000
  - 2) Construction of new wells       \$ 815,000
  - 3) Storage tank                       \$2,190,000

3. Town of Whitmire – Church Street/Hwy 72 Water Line Replacement  
Mayor Billy Hollingsworth

- Cost estimate - \$1,040,000.
- Available records indicate that the last work on the 6" water line was in 1978 and the 4" and 8" lines had work prior to then.
- The Town experiences numerous leaks.
- The line replacement would improve water pressure and also help to lower the ISO rating from 4 to 3.
- The replacement line would be located in the right-of-way, not under the road where the existing line is located.
- Serves 125 customers.
- Project could be split to 2 phases, each about 50% of requested funding. Start with the west end first.
- Town ranked this project as #2.

4. City of Newberry – Recreational Complex Construction  
Mayor Foster Senn

- Cost estimate - \$9,550,000 (\$9,470,000).
- City would contribute \$1,500,000 toward project, with CPST portion at \$7,970,000.
- City has many neighborhood parks.
- Recreational complex would be used for many purposes – recreation league, tournaments, and individual use.
- Complex to include ball fields, multi-purpose fields, walking track, and a splash park.
- Property purchase 215 acres, giving area for future expansions.
- Reduction of scope – reduce 2 ball fields, multi-purpose fields down by 2 and reduce the size of the walking track, resulting in \$5,575,000 project. With City's contribution, request to CPST would be \$4,075,000.
- City has also been approached to consider a playground (Miracle Field) for special needs children. No plans for this request are included in the scope.

5. Town of Prosperity – Civic Center and Recreational Complex Improvements  
Mayor Derek Underwood

- Cost estimate - \$3,820,000.
- Town ranks this project as #1.
- Town owns all property involved.
- Project could be divided into 3 phases
  - 1) Renovating ball field lights, relocating tennis courts, adding a multi-purpose field and parking enhancements - \$770,000.
  - 2) Civic Center renovations - \$1,090,000.  
Current annual revenue \$12,000, expect to increase by 20-30%.
  - 3) Addition of 4 Dixie Youth fields.  
This phase would include the hiring of a recreation director and additional maintenance employees.  
\$1,960,000.
- Town of Prosperity has 1200 residents.
- From 2009-2016 have served over 5000 participants.
- Current year approx. 825 participants.

6. City of Newberry – Opera House HVAC Improvements

Molly Fortune, Opera House Director

- Cost estimate – 155,000.
- Renovation investment was started over 18 years ago.
- Venue is in need of a dehumidification system.
- Currently have a small dehumidifier that is emptied 3 times per day.
- This system would improve air quality as well as mold prevention. Veneer and paint peeling exists at present.
- Request does not include funding for repairs to finishes.

Chairman Waldrop stated that all presenters had been receptive to the idea of down-sizing.

Mrs. Joiner asked about how to score in regards to the phases. Theo DuBose stated that scoring would be entirely up to the Commission. He also advised that if additional questions arose regarding the projects that the Commission afford the same opportunity to all projects/presenters.

Chairman Waldrop reminded the Commissioners of the next meeting on Monday, April 11, 2016 at 5:00 PM.

The meeting was adjourned at 6:48 PM.