



**NEWBERRY COUNTY COUNCIL
MINUTES
DECEMBER 2, 2015**

Newberry County Council met on Wednesday, December 2, 2015, at 7:00 p.m. in Council Chambers at the Courthouse Annex, 1309 College Street, Newberry, SC, for a regular scheduled meeting.

PRESENT: Kirksey Koon, Vice Chairman
Bill Waldrop, Councilman
Leslie (Les) Hipp, Councilman
Steve Stockman, Councilman
Scott Cain, Councilman
Travis Reeder, Councilman
Wayne Adams, County Administrator
A.J. Tothacer, County Attorney
Laurie Renwick, Clerk to Council

ABSENT: Henry H. Livingston, III, Chairman

MEDIA: Andrew Wigger, Newberry Observer
Samie Truong, WKDK

The meeting was duly advertised as required by law.

Vice Chairman Koon called the meeting to order.

Scott Cain led the invocation followed by the Pledge of Allegiance.

1. Additions, Deletions and Adoption of Agenda

Mr. Hipp motioned to adopt the consent agenda; seconded by Mr. Waldrop. The vote was unanimous.

2. Personal Appearances

- a. Sam Ziady, Library Director and Jeff Smith, Chairman of Library Board – Mid-Carolina Regional Branch Library

Mr. Smith reported that in 2005 the State Library System gave Newberry County a 20 year plan. The first two parts of the plan have been completed with the new Hal Kohn Memorial Library and the additions to the Whitmire Library. The third phase of the plan was to have a regional library in the Mid-Carolina area to service the Pomaria, Little Mountain, and Lake Murray communities as models over the last 10-15 years show the most growth in this area. He said a kind donor has donated the money for the board to purchase a piece of property centrally located in this area on Highway 773. According to statute, the library board cannot own property so we are asking Council to accept this piece of property so we will be prepared for the future if and when the money comes through to proceed with this phase.

Mr. Hipp stated that since this does not require funding and the library board received a gift to purchase the land, he motioned to allow staff to accept title on behalf of the county; seconded by Mr. Reeder. The vote was unanimous.

3. Ordinance #11-24-15: An Ordinance to declare surplus and approve the transfer of a portion of certain real estate property owned by Newberry County.

Mr. Hipp motioned to approve second reading of Ordinance #11-14-15; seconded by Mr. Waldrop. The vote was unanimous.

4. Ordinance #11-25-15: An Ordinance amending Ordinance Number 04-08-15, the Budget Ordinance for Fiscal Year 15-16, to appropriate additional funding for Facilities Maintenance personnel and related purposes.

Mr. Waldrop motioned to approve second reading of Ordinance #11-15-15; seconded by Mr. Reeder.

Vice Chairman Koon asked if there was any discussion.

Mr. Cain noted that through this Ordinance we are creating a facility maintenance technician position with an annual salary of \$36,430.00 with a vehicle provided and also creating an expenditure line item in the amount of \$74,000.00 for the correction facility itself; all in the same document. He said the \$74,000.00 was already in our budget so what this does is transfers it out of one account to places it in another. He felt this expenditure should be justified and treated as any other in the past and be presented to Council for approval.

Mr. Cain motioned to amend Ordinance #11-25-15 by deleting Section 4 titled "Restriction on Use of Certain Funds" in addition to deleting line item #010-005-08130-04150 in the amount of \$74,000.00 under Section 2 and line item #010-005-08130-04170 in the amount of \$74,000.00 under Section 3. Doing

this will clean up the document so then we are only talking about a facilities maintenance technician; seconded by Mr. Hipp.

Vice Chairman Koon asked if there was any further discussion.

Mr. Adams felt we needed to draw a closer connection between some of these facilities and the money we expend for them; however, this may be a debate for a later day or at the next budget time. The bigger issue here is to have an additional maintenance person who can help focus more on preventive measures as opposed to “just paying catch-up” on our facilities maintenance.

He said staff will do whatever Council directs and is fine with the funding being in either place.

Mr. Cain said the bigger issue for him is that for several years he has asked the facilities management folks for a list of county buildings and a projection of repairs on each so we can come up with a budget. He felt we are being reactive; we are reacting to the jail now just as we reacted to the Courthouse. He would like to see a list so Council can plan ahead and appropriate sufficient funding for capital repairs. Mr. Cain said he is not opposed to spending the money on the jail; it needs to be brought back up to standard because it was allowed to deteriorate due to lack of maintenance but he does not want the money spent without Councils knowledge of what it is being spent on.

Mr. Adams clarified that if the expenditure is over a certain dollar amount it will come before Council. Other than the fact that it is reserved for just the jail and law enforcement center, it is treated the same way in either place. He said staff will be respectful in terms of the details to which you want to scrutinize expenditure of the funds. Mr. Adams said that Mr. West does let staff know at budget time what he thinks he will need in capital repairs. We are not at the level where we can tell you ever maintenance item or routine repair that is going to be made but Mr. West is working on that now. He reminded Council that the county had a one person maintenance staff up until 5 years ago when the second one was hired. A year and a half ago we hired a Facilities Manager which we never had before so we are trying to build up the staff to develop and execute a maintenance plan.

Mr. Cain shared his concerns about the job description of this position in that it ranged from a project manager to IT specialist, HVAC, plumbing, etc. It is a blanket general job description.

Mr. Adams commented that the position is a jack of all trades.

Mr. Cain requested a more specific justification and job description for this position. He wanted it before third reading so this wouldn't be held up.

Mr. Hipp stated that he can support eliminating the \$74,000.00 and leaving it where it is currently in our budget. He said he understood what staff was trying to do with this; to identify and apply that money to a more specific application so we can keep up with where and how the money is spent. Maybe we will get a better understanding before third reading and we may or may not put it back in.

Having received no further discussion, the motion to approve the amendment offered by Mr. Cain was unanimously approved.

Vice Chairman Koon called for the question and second reading of Ordinance #11-25-15 as amended was unanimously approved.

5. ***Ordinance #12-26-15: An Ordinance acting on a request to amend the Official Zoning Map established pursuant to Zoning Ordinance No. 12-24-01, codified in Chapter 153 of the Newberry County Code of Ordinances, so as to rezone a twenty eight and thirteen hundredths (28.13) acres real estate parcel designated as TMS Parcel No. 284-1-19; a one (1.0) acre real estate parcel designated as TMS Parcel No. 284-1-4; and a lot containing seven tenths (0.7) acre real estate parcel designated as TMS Parcel No. 284-1-16, all from Rural (R2) to Basic Industrial (BI).***

Anne Peters, Zoning Administrator, identified the three parcels totaling 29.83 acres and said they are contiguous to the Kraft-Heinz property and the rezoning is for the company's future development plans.

Mr. Waldrop motioned to approve first reading of Ordinance #12-26-15; seconded by Mr. Hipp. The vote was unanimous.

6. *Appointments*

Mr. Stockman motioned to reappoint Mr. Bobby Chapman to the Westview Behavioral Board; seconded by Mr. Waldrop. The vote was unanimous.

7. *Committee Reports*

- a. Public Works and Planning – 11/23/15

Mike Pisano, Public Works Director, reported that the Public Works and Planning Committee met on November 13, 2015 and the following items were discussed.

- Ben Setzler requested using Beacon Lane to access some property he would like to purchase for poultry houses. The committee determined that the road would not be conducive to handling eighteen-wheel truck traffic.

- Dr. Charles Horne requested that Epting Road and Spence Road, both in the city, be dedicated to the county in consideration of a land transfer from Mrs. Verna Cavanaugh to the county. The committee determined that the county could not accept these roads because it would be in violation of the county's ordinance.
- Fox Briar Subdivision residents made a request that a special tax district be created to address road maintenance issues. The committee directed staff to assist the residents with the petition and election process.
- The committee was updated on the storm response/recovery by the Public Works Department (705 man hours, 105 overtime hours, 500 tons of gravel and 300 tons of dirt were used to address the storm related issues. 13 bridges and culverts across the county had storm related damages). Staff is working with the Corp of Engineers to submit an application to FEMA for reimbursement of some of these funds.

8. *Public Comments (by those who signed up at meeting)*

No comments.

9. *Executive Session (if needed)*

No Executive Session

10. *Comments/Request from County Administrator*

Mr. Adams noted that staff should arrive for "On the Move with Margaret" by 9:00 a.m. on December 14, 2015.

11. *Comments/Request from Council Members*

No comments.

12. *Future Meetings*

- a. Economic Development Committee 12/07/15 @ 7:00 p.m.
- b. "On the Move with Margaret" 12/14/15 @ 9:15 a.m.
- c. County Council 12/16/15 @ 7:00 p.m.

13. *Adjournment*

Vice Chairman Koon declared the meeting adjourned at 7:49 p.m.

NEWBERRY COUNTY COUNCIL

Henry H. Livingston, Chairman

APPROVED:

Laurie N. Renwick, Clerk to Council