

**NEWBERRY COUNTY COUNCIL
MINUTES
June 7, 2023**

Newberry County Council met on Wednesday, June 6, 2023, at 6:00 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
Mary Arrowood, Council Member
Karl Sease, Council Member
Robert N. Shealy, Council Member
Johnny Mack Scurry, Council Member
Travis Reeder, Council Member
Les Hipp, Vice Chairman
Jeff Shacker, County Administrator
Karen Brehmer, Deputy County Administrator
Joanie Winters, Interim County Attorney
Debbie S. Cromer, Finance Director

MEDIA: Andrew Wigger, Newberry Observer

Mr. Johnson called the meeting to order at 6:00 p.m. and determined a quorum to be present.

Mr. Sease had the invocation followed by the Pledge of Allegiance.

- 1. Adoption of Consent Agenda**
 - a. Budget Work Session Minutes – April 26, 2023**
 - b. Newberry County Council Meeting Minutes – May 3, 2023**
 - c. Budget Work Session Minutes – May 10, 2023**
 - d. Newberry County Council Meeting Minutes – May 17, 2023**

Mr. Sease stated on the April 26, 2023 minutes, I (Mr. Sease) was omitted as being in attendance. Mr. Sease made a motion to accept all the minutes as presented and to make the correction on April 26, 2023 minutes seconded by Mr. Shealy. The vote was unanimous.

2. Additions, Deletions & Adoption of the Agenda

Mr. Shealy made a motion to adopt the agenda as presented; seconded by Mr. Reeder. The vote was unanimously approved.

3. Employee Recognition

a. Stacy Guy	10 years	Administration
b. Georgia Attaway	25 years	Assessors
c. Carol Lively	30 years	Clerk of Court
d. Jenna Martin	10 years	Probate
e. Dalton Reynolds	5 years	Sheriff
f. Daniel Claytor	10 years	Sheriff
g. Rebecca Graham	10 years	Sheriff
h. Christopher Wells	10 years	Sheriff
i. Wesley Boland	30 years	Sheriff
j. Pete Johnson	30 years	Sheriff

Mr. Johnson stated it is always a pleasure to honor the employees of Newberry County. They are indeed the backbone of the county. Mr. Johnson thanked each of them for their years of services.

4. Consideration and approval of a bid for road repairs to Edgewater Drive, Edgewater Court, Lakepointe Drive, Lakeside Drive and Oak Hill Road - Crystal Waldrop, Director of Purchasing

Ms. Waldrop stated the County solicited bids for the above road repairs. The County received two bids for this project: 1) Satterfield Construction in the amount of \$329,299 and 2) Armstrong Contractors in the amount of \$391,280.

Staff recommends the Council accept the low bid of \$329,299. The CTC will fund this project.

Mr. Shealy made a motion to accept low bid; seconded by Mr. Reeder. The motion passed unanimously.

- 5. Ordinance No. 04-05-2023. Ordinance to provide for the issuance and sale of general obligation bonds of Newberry County, South Carolina not exceeding \$2,000,000 in aggregate principal amount, to prescribe the purposes for which the proceeds of said bonds shall be expended, to provide for the payment of said bonds, and other matters relating thereto.**

- a. Public Hearing**

Mr. Johnson asked if anyone was here to speak pro or con. There being no one signed up to speak. Mr. Johnson declared the public hearing closed.

- b. Third Reading**

Mr. Hipp made a motion this be third reading; seconded by Mr. Sease. The motion was unanimously approved.

- 6. Ordinance No. 05-07-2023. 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 06-11-16 and codified in Chapter 153 of the Newberry County Code of Ordinances, establishing zoning classification and districts as to rezone two (2) real estate parcels totaling three and ninety-two hundredths (3.92) acres designated as TMS No. 339-3-6-1 and TMS No. 339-3-6-2 from GS-General Commercial to RSM-Single-Family Residential.**

- a. Public Hearing**

Mr. Johnson declared the public hearing open.

Mr. Shealy recused himself and left the meeting. A copy of the recusal statement is attached as part of the official minutes.

Mr. Johnson declared the public hearing closed.

b. Third Reading

Mr. Hipp made a motion this be third reading; seconded by Mr. Scurry. The motion was unanimously approved.

7. ORDINANCE #05-08-2023. An Ordinance to provide appropriations for the fiscal year beginning July 1, 2023, and ending June 30, 2024, for the Newberry County Budget for County Ordinary purposes and for other county purposes for which the County may levy a tax and receive revenues, to provide for the levy of taxes on all taxable personal and real property in Newberry County for all county purposes, including sufficient tax to pay the principal and interest on outstanding indebtedness of Newberry County payable during said fiscal year; to provide matters relating to Newberry County; and to provide for the expenditure of said taxes and other revenues received by the County during said fiscal year, and to provide for borrowing in anticipation of tax collections by the issuance of one or more tax anticipation notes, if necessary

a. Public Hearing

Mr. Johnson declared this to be a public hearing. There being no comments from the public, Mr. Johnson declared the public hearing closed.

b. Third and Final Reading

Mrs. Arrowood moved to approve third reading; seconded by Mr. Scurry.

Council members thanked the administration, staff, elected officials, and department heads for working together.

Mr. Hipp stated the documents for the budget have been on the website for the public to review since first reading.

Mr. Johnson recused himself from voting on any part of the budget that pertained to WTH and Nicholson Business.

Mr. Johnson called for the vote. The vote was unanimous.

- 8. ORDINANCE #05-09-23: An Ordinance to provide appropriations for the fiscal year beginning July 1, 2023, and ending June 30, 2024, for Newberry County Library, Piedmont Technical College and the Newberry Agency for Disabilities and Special Needs, to provide for the levy of taxes on all taxable personal and real estate properties in Newberry County for said purposes, to provide for the expenditure of said taxes and other revenues received by the county during said fiscal year for said purposes.**

a. Public Hearing

Mr. Johnson declared the public hearing open. There being no one to speak, the public hearing was declared closed.

b. Third Reading

Mr. Shealy moved to approve the third reading; seconded by Ms. Arrowood. Motion passed unanimously.

- 9. Ordinance No. 05-10-2023. An Ordinance to postpone the implementation of revised values resulting from reassessment and equalization.**

a. Public Hearing

Mr. Johnson declared the public hearing open. There being no one to speak at the public hearing, Mr. Johnson declared the public hearing closed.

b. Third Reading

Mr. Shealy made a motion to postpone reassessment; Ms. Arrowood seconded.

Mr. Hipp stated he would be voting against this delay because years ago Council postponed reassessment. Mr. Hipp also stated during his campaign; he had promised his constituents that he would never vote to postpone reassessment.

Ms. Arrowood stated that she would vote to postpone reassessment for one year and not two years.

Mr. Johnson stated he also remembered the memories of the prior postponement and driving Council members to the meeting at the Opera House. However, we want to get the numbers correct.

Mr. Reeder also stated he wanted the numbers to be correct and for the staff to be in place to move forward.

Mr. Johnson called for the vote. The motion passed 6-1 with Mr. Hipp voting against.

10. APPOINTMENTS

a. GLEAMNS Board of Directors

Mr. Shacker read the following names to be appointed to the GLEAMNS Board.

1. Dr. Mamie Shippy – Public Sector
2. Council Member Travis Reeder – Low-Income Sector
3. Carlton Kinard – Private Sector

Mr. Hipp made a motion to appoint the above members to the GLEAMNS Committee; seconded by Mr. Shealy. The motion was unanimous.

b. Newberry County Disabilities and Special Needs Board of Directors (Council Districts 3,4,6, and 7)

Mr. Sease made a motion to appoint Pam Bush from District 3; seconded by Mr. Shealy. The motion was unanimous.

Mr. Reeder made a motion to appoint Ms. Charlene Caldwell from District 7; seconded by Mr. Hipp. The motion was unanimous.

Mr. Shealy made a motion to appoint Rev. James Counts from District 4; seconded by Mr. Reeder. The motion was unanimous.

Mr. Scurry made a motion to appoint Ms. Susan Heydt from District 5; seconded by Mr. Shealy. The motion was unanimous.

c. Board of Rural Fire Control (Council District) 6

Mr. Scurry made a motion to appoint Bob Pollard from District 6; seconded by Mr. Shealy. The motion was unanimous.

d. Other appointments

Mr. Reeder made a motion to appoint Ernest Shealy to the Accommodations Tax Board; seconded by Mr. Hipp. The motion was unanimous.

Mr. Reeder made a motion to appoint Daniel Werts to the Board of Rural Fire Control; seconded by Mr. Sease. The motion was unanimous.

Mr. Reeder made a motion to appoint David Abrams to the Joint Planning Commission; seconded by Mr. Hipp. The motion was unanimous.

Mr. Reeder made a motion to appoint Mattie Dillion to the Hospital Board; seconded by Mr. Hipp. The motion was unanimous.

Mr. Reeder made a motion to appoint Larry Kinard to the Hospital Board; seconded by Mr. Shealy. The motion was unanimous.

Mr. Reeder made a motion to appoint Alma Sullivan to the Westview Behavioral Board; seconded by Mr. Shealy. The motion was unanimous.

Mr. Reeder stated that after 30 years his mother was resigning. Mr. Reeder made a motion to appoint Cheryl Wilson. The motion was unanimous.

Mr. Sease made a motion to appoint Tyler Johnson to the Planning Board; seconded by Mr. Hipp. The motion was unanimous.

Mr. Sease made a motion to appoint Wesley Boland to the Board of Rural Fire Control; seconded by Mr. Shealy. The motion was unanimous.

11. PUBLIC COMMENTS

No additional comments from the public.

12. EXECUTIVE SESSION:

a. Personnel Matter(s):

- i. Discussion of matters related to compensation of elected officials pursuant to SC Code of Laws Section 30-4-70(a)(1)**
- ii. Discussion of matters related to appointment and compensation of employees within County Administration pursuant to SC Code of Laws Section 30-4-70(a)(1)**
- iii. Discussion of matters related to appointment and compensation of employees within Building and Zoning pursuant to SC Code of Laws Section 30-4-70(a)(1)**

b. Economic Development Matter(s):

i. Discussion of matters related Project Rubicon pursuant to SC Code of Laws Section 30-4-70 (a)(1)

Mr. Shealy moved to go into Executive Session for the above-stated reasons; seconded by Ms. Arrowood. There being no discussion, Mr. Johnson called for the vote. The vote was unanimous.

**EXECUTIVE SESSION
6:30 PM – 7:12 PM**

Ms. Arrowood moved to return to open session; seconded by Mr. Shealy. There being no discussion, Mr. Johnson called for the vote. The vote was unanimous.

Mr. Johnson said no action was needed based on the Executive Session.

13. COUNTY COUNCIL MAY TAKE ACTION FOLLOWING EXECUTIVE SESSION ON MATTERS DISCUSSED DURING EXECUTIVE SESSION

Mr. Hipp made a motion authorizing Mr. Johnson to create a letter of employment for the candidate we discussed for clerk to council. Seconded by Mr. Sease, the motion passed unanimously.

14. Resolution No. 06-23. An Inducement Resolution committing to negotiate a Fee-In-Lieu of *Ad Valorem* Taxes agreement between Newberry County and Project Rubicon; identifying the project' and other matters related thereto.

Ms. Arrowood made a motion to approve the Resolution; seconded by Mr. Shealy. The motion was unanimous.

15. Ordinance No. 06-01-2023. An Ordinance authorizing the execution and delivery of a Fee-In-Lieu of *Ad Valorem* Taxes and incentive agreement by

and between Newberry County, South Carolina, and Project Rubicon to provide for payment of a Fee-In-Lieu of Taxes; authorizing certain infrastructure; and other related matters.

a. First Reading

Mr. Shealy made a motion to approve the first reading; seconded by Ms. Arrowood.

Mr. Johnson stated it is my understanding that we have the plant manager and staff with us tonight. Ms. Ebony Orr, Plant Manager, spoke regarding Project Rubicon. Ms. Orr stated that is a \$72million dollar investment to expand and modernize the plant. We look forward to working with you on this project.

Mr. Johnson stated they are a vital part of the community, and we are fortunate to have you.

Mr. Johnson called the question. The vote was unanimous to approve the first reading of the ordinance.

16. COMMENTS/REQUESTS FROM COUNTY ADMINISTRATOR

Mr. Shacker stated the Comprehensive plan must be reevaluated every 5 years and updated every 10 years. The plan is divided into ten elements. You have a binder with the first three elements.

Mr. Shacker said the Strategic plan would be presented at the July 19, 2023, meeting.

Mr. Shacker stated the Greenwood Master Plan meeting dates have not been set. They want to hold meetings in all three counties. I will let you know when the meeting has been scheduled.

Mr. Shacker stated the Class and Compensation study has been updated to include the elected officials. A follow-up meeting with the department heads/elected officials will be scheduled later.

Last, Mr. Shacker stated AFPs are being solicited for the capital sales tax projects for the architect and engineering. This will be for all projects except for the Water and Sewer Authority and the City of Newberry.

17. COMMENTS/REQUESTS FROM COUNCIL MEMBERS

Mr. Shealy said good information and thanked Jeff and staff.

Mr. Sease also thank staff for putting all this together.

Mr. Scurry thanked the county administrator and staff for working together.

Ms. Arrowood stated we are going in the right direction.

Ms. Arrowood also stated that she would have to resign from District 2. She had prayed about it, but she would be moving out of the district to move closer to my daughter. As many of you know she has had two brain surgeries in the past 18 months and some other health issues. I will be resigning on July 7, 2023.

Mr. Hipp thanked Ms. Arrowood for a wonderful job. Mr. Hipp also echoed the job done by the administrator and staff.

Mr. Johnson stated it would be a time to celebrate her service as an employee and a council member.

18. FUTURE MEETINGS:

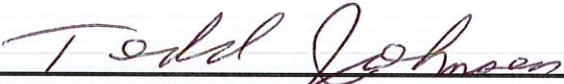
- a. **Economic Development Committee Meeting – June 12, 2023 at 6:00 p.m.**
- b. **Newberry-Richland County Boundary Meeting – June 14, 2023 at 6:00 p.m.**
- c. **County Council Meeting – June 21, 2023, 6:00 p.m.**
- d. **Public Safety Committee Meeting – July 10, 2023 at 6:00 p.m.**
- e. **County Council Meeting – July 19, 2023 at 6:00 p.m.**

19. ADJOURNMENT


There being no further business, Mr. Shealy moved to adjourn; seconded by Mr. Sease. The vote was unanimous.

Mr. Johnson declared the meeting adjourned at 7:25 p.m.

NEWBERRY COUNTY COUNCIL



Todd Johnson, Chairman



Debbie S. Cromer, Finance Director

Minutes Approved: 6-21-2023