

**CAPITAL PROJECT SALES TAX COMMISSION
MINUTES
MARCH 22, 2010 – 6:00 P.M.**

MEMBERS PRESENT: **Dave Waldrop, Chairman
Renee Joiner, Vice Chair
Robert McCartha
Lisa Toland
Phil Spotts
Jimmie Coggins**

STAFF PRESENT: **Theo DuBose, Consulting Attorney
Laurie Renwick, Clerk to Council
Erwin West, Carter Goble Lee
Christian Jones, Alliance Engineering Consultants**

MEDIA PRESENT: **Donna Bumgarner, The Whitmire News**

The meeting was duly advertised as required by law.

Chairman Waldrop called the meeting to order and welcomed everyone in attendance. This is our first meeting on the process hearing presentations, something new for most Commission members for the exception of Mrs. Joiner. He asked all to bow their heads for the invocation.

1. Additions, Deletions and Adoption of Agenda

The agenda was approved as presented.

2. Comments from Chairman Waldrop

Chairman Waldrop stated that he would schedule a work session meeting for Commissioners mid-way through the scheduled presentations or at any time he felt one was needed. He informed everyone in attendance of the process used to determine the dates and order of the presentations. The projects were randomly selected “out of a hat” to be fair to everyone submitting. No preference was given; they are presented in the order in which they were drawn. He asked Commission members to hold their questions to the end of each presentation so the presenter would not be interrupted and lose their train of thought.

3. Capital Project Sales Tax Presentations

The following presentations were presented to the CPST Commission. All project proposals and the tape of this meeting are available in the Clerk to Council’s Office located at 1309 College Street, Newberry S.C.

a. Newberry County Old Library Renovations

Connie Rinehart, Newberry Co. Historical and Museum Society Member, made the presentation on behalf of the Old Library renovations.

There were no questions from Commission members on the Old Library project.

b. Pomaria School Community Center

Daryl Hentz, Mayor of Pomaria, and Jimmy Wilson, Pomaria Councilman, made the presentation on behalf of the Pomaria School Community Center Renovations.

Mr. Spotts asked if there were any other buildings in Pomaria that offer some of the things they want to use this building for or would this be the only place.

Mr. Wilson said this would be the only place. The only other building is Town Hall and it is being used almost every night by fire and rescue. There is a lot of interest in what they are doing with this building.

Dr. McCartha asked Mrs. Wilson if the building was used for free or rented out.

Mr. Wilson said they rent to cover the cost associated with maintaining it; covering expenses such as the light bill and water bill.

Chairman Waldrop asked if the entire building was going to be renovated.

Mr. Wilson said there will be one more phase and that is the back building behind the auditorium that is two stories. The current phase will take care of the auditorium, stage, and the upper level classrooms. The lower level classrooms will have to wait until later because they feel the funds will not be there to take care of that. They are trying to move in small steps.

Mrs. Joiner asked for clarification that the upgrades would increase the buildings capacity to hold from 75 to 300 people.

Mr. Wilson said that was correct. This would be for two separate areas within the building which could accommodate a total of 375 people if both were needed at the same time.

Mrs. Toland asked Mr. Wilson if he foresaw anything falling into the contingency line item.

Mr. Wilson said price increases with contractors and materials are the only two things that might go up. He said he has real numbers and did not feel like they would have a whole lot of contingency.

Mr. Coggins commented that the contingency figure may be a little high.

Mr. Wilson agreed with Mr. Coggins.

Dr. McCartha said under the description of work it states that items not included are landscaping, fencing, and a security system. It looks like they are included, which is good.

Mr. Spotts asked if this building has a gym.

Mr. Wilson said that it did earlier in life but it was renovated into classroom.

c. Prosperity Sewer Improvements

Derek Underwood, Mayor of Prosperity, made the presentation on behalf of the Prosperity Sewer Improvements.

Chairman Waldrop clarified that the upgrade to this system will allow Prosperity to add on new residents.

Mr. Underwood agreed and said the lift stations will allow them to bring in other areas that currently do not have sewer systems.

Mrs. Joiner asked who was responsible for closing the current waste water treatment lagoon; the current owner or is the Town taking on this burden.

Mrs. Livingston said that the current owner will have the responsibility of closing down the lagoon. The Town's responsibility is to their customers.

Dr. McCartha asked that with the adding 50 homes should generate new money for Prosperity through the sewer system.

Mrs. Livingston stated that they bill 100% of the revenue; the owner of the system receives 90% of the revenue and the Town only keeps 10%.

Mr. Underwood stated that the improvements to the system will enable the Town to receive 90% more of this revenue and if the lagoon closes they will receive a full 100%.

Mr. Spotts shared that if they close it, the Town of Prosperity will have a problem.

Mr. Underwood agreed and said that is why the urgency is high and this was unanimously chosen as the Prosperity's #1 ranked project.

d. Whitmire Annex Building Renovations

Tim Carroll, Mayor of Whitmire, made the presentation of behalf of the Whitmire Annex Building Renovations.

Mr. Spotts asked if this building was considered an eyesore for uptown Whitmire.

Mr. Carroll said that it was and if something is not done to it soon it will continue to deteriorate. The last time it was fully occupied was in the early 1970's.

Mr. Spotts commented that it was a pretty sturdy building according to what was presented.

Mr. Carroll stated that Mr. West has looked at it and said it was a structurally sound building.

Mr. Coggins asked if the pictures presented were recent pictures.

Mr. Carroll said they were taken right before he handed in the proposal.

Mr. Spotts asked what the square footage was on the bottom floor.

Mr. Carroll replied that it was 2800 square feet.

Mr. Coggins commented that this was just the bottom floor and that the upper floor would probably double the cost.

Mr. Carroll stated that renovating the bottom floor will fill all of their needs at this time but if they can find grant money they might look into completing both sections.

Dr. McCartha said if they complete the bottom floor, the upper floor can still be used as storage.

Mr. Carroll agreed and said the upper floor has a separate entrance and we will not connect the two at this time.

Chairman Waldrop commented that Whitmire ranked this as their #1 project.

Mr. Carroll agreed and stated that this was the highest priority project submitted by Council members.

e. City of Newberry's Potable Water Main Replacement

Jeff Shacker, City of Newberry Manager, made the presentation on behalf of the City of Newberry's Potable Water Main Replacement.

Mr. Spotts commented that the water they bring in through this line takes care of about all of the water needs in Newberry County.

Mr. Shacker said that the Newberry County Water and Sewer Authority and the City together provide water service to the central portion of Newberry County's population which is approximately 21,500 residents.

Mr. Coggins asked how many of the 745 commercial accounts were major industry.

Mr. Shacker said there are 26 industrial accounts which are not included in the 745 commercial accounts.

f. Newberry County Water & Sewer Authority – SC Hwy. 219; Boines Road; and US Hwy. 176 Water Line Installation

Arnold Lingle, SCWSA Manager, and Brent Richardson, Assistant Manager, made the presentation on behalf of the Newberry County Water & Sewer Authority.

Chairman Waldrop asked Mr. Richardson how many project the Water & Sewer Authority were submitting.

Mr. Richardson stated they have four projects and this one was #2 in our priority ranking.

Dr. McCartha asked what kind of revenue stream would be produced if the 80 residents opted to tap in.

Mr. Richardson stated that this data is based on previous projects and they estimate initially getting about 36 residents to tie on. They hope to get more, but 36 additional residents will generate revenue of around \$17,000.00 annually.

g. Little Mountain Rocky Branch Natural Area

Buddy Johnson, Mayor of Little Mountain, made the presentation on behalf of the Little Mountain Rocky Branch Natural Area.

Mr. Spotts commented that this was a beautiful area.

Dr. McCartha commended Mr. Johnson on his presentation.

Mr. Spotts asked Mr. Johnson how they prioritized this project.

Mr. Johnson stated he would be glad to answer that at his next presentation.

h. Opera House Renovations

Deborah Smith, Executive Director, made the presentation on behalf of the Opera House.

Mr. Coggins asked Ms. Smith how many people come through the Opera House in a year.

Ms. Smith said that 100,000 people come through and buy tickets for the Opera House as well as dine in our restaurants and fill our hotels. She said they bring in every segment of the community to come and enjoy the events held at the Opera House.

Mr. Spotts asked what percentage of the 100,000 people are from out of town.

Ms. Smith stated that Newberry supplies about 22% of the ticket buyers. They come from everywhere; a great many coming from the area between here and Columbia but many come from the Hendersonville, the Charlotte area, and even Charleston.

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

No public comments.

5. Comments from Commission Members

Chairman Waldrop thanked the Commission members for the time and effort they are putting into this. He thanked Mrs. Renwick and Mrs. DuBose for keeping them in tune. It is quiet a challenge for each of us; the total amount of projects presented is about 3 times the amount of money we hope to generate. Each Commission member will rank the projects in 5 categories using a scale of 1-10, with 10 being the highest. We tried to look at the whole County geographically with emphasis on economic growth. Each project has touched on that and it will be a tough decision for the Commissioners. We are going to do the best we can with it. He reminded everyone that this is not an additional sales tax but a continuation.

Mr. Coggins stated he would like reiterate what Chairman Waldrop just said. For everybody that has made a presentation and to those who will be making a presentation, it is very important that we get this across to the public. This is not an additional penny but a continuation of the existing penny that is already on there. Regardless of what the Commission comes up with in terms of the projects we select, we have to sell it to the public or it is not going to fly. There is some misconception out there that this is an additional penny.

Chairman Waldrop stressed the importance of keeping this one cent solution going because if you ever stop it, it will never be restarted. This process is important for the County's growth.

6. **Vote to Adjourn**

Mr. Cogging motioned to adjourn; seconded by Mr. Spotts. The vote was unanimous.

7. **Adjournment**

Chairman Waldrop declared the meeting adjourned at 8:05 p.m.

CAPITAL PROJECT SALES TAX COMMISSION

Dave Waldrop, Chairman

Laurie N. Renwick, Clerk to Council

APPROVED: