



**NEWBERRY COUNTY COUNCIL  
COUNTY COUNCIL AGENDA  
February 21, 2024  
6:00 P.M.**

Call to order: Todd Johnson, Chairman  
Invocation and Pledge of Allegiance: Nick Shealy, Vice Chairman

1. Adoption of Consent Agenda:
  - a. Newberry County Council Work Session Minutes – February 7, 2024.
  - b. Newberry County Council Meeting Minutes – February 7, 2024.
  - c. Economic Development Committee Meeting Minutes – February 12, 2024
2. Additions, Deletions & Adoption of the Agenda.
3. Ordinance No. 01-01-2024. An Ordinance to provide for the determination of salaries for county appointed officials other than those appointed by County Council or the County Administrator, and to provide for the regular evaluation of salaries for such officials.
  - a. Third Reading
4. Ordinance No. 02-01-2024. An Ordinance to adopt the Newberry County 2023-2033 Comprehensive Plan as mandated by the South Carolina Local Government Comprehensive Planning Enabling Act of 1994, as amended; and to provide for the repeal of all prior Comprehensive Plans and Ordinances.
  - a. Public Hearing
  - b. Second Reading
5. Consideration of a motion to accept a surety bond for Northshore Road located within Edgewater Shores Subdivision - Mike Pisano, Public Works Director

6. Ordinance No. 02-02-2024. An Ordinance authorizing the acceptance of Northshore Road located within Edgewater Shores Subdivision into the Newberry County Public Road System – Michael Pisano, Public Works Director
  - a. First Reading
7. Consideration of a motion to approve the purchase of a 2024 Chevrolet Silverado 2500 Crew Cab WT 4x4 in the amount of \$50,883 for the Newberry County Coroner's Office – Laura Kneece, Newberry County Coroner.
8. County Council may take action(s) following executive session on matters discussed during executive session.
9. Appointments.
10. Public Comments.
11. Comments/Requests from County Administrator.
12. Comments/Requests from Council.
13. Future meetings:
  - a. Executive Committee – February 26 at 5 p.m.
  - b. Newberry County Council Work Session – March 6 at 5 p.m.
  - c. Newberry County Council – March 6 at 6 p.m.
  - d. Finance Committee – March 11 at 6 p.m.
  - e. Newberry County Council Work Session – March 20 at 5 p.m.
  - f. Newberry County Council – March 20 at 6 p.m.
  - g. Newberry County Council Budget Work Session – March 26 at 5 p.m.
  - h. Newberry County Council Budget Work Session – March 27 at 5 p.m.
  - i. Good Friday – Offices Closed – March 29.
14. Adjournment.

**NEWBERRY COUNTY COUNCIL WORK SESSION  
MINUTES  
February 07, 2024**

Newberry County Council met on Wednesday, February 07, 2024, at 5:00 p.m. in Council Chambers at the Courthouse Annex, 1309 College Street, Newberry, SC, for a Work Session.

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

PRESENT: Todd Johnson, Chairman  
Robert N. Shealy, Vice Chairman  
Leon Fulmer, Council Member  
Les Hipp, Council Member  
Travis Reeder, Council Member  
Johnny Mack Scurry, Council Member  
Karl Sease, Council Member  
Jeff Shacker, County Administrator  
Karen Brehmer, Deputy County Administrator  
Debbie Cromer, Finance Director  
Major Robert Dennis, NCSO  
Rick Farmer, Director at Newberry County Economic Development  
Eric Nieto, I.T. Director  
Karen Lindler Smith, Treasurer  
Crystal Waldrop, Purchasing Director  
Andrew Wigger, Clerk to Council/PIO

Mr. Johnson called the meeting to order at 5:00 p.m.

1. Review and discussion of proposed purchase of General Ledger / Enterprise Resource Planning software.

- Mr. Shacker said at the last meeting (January 17, 2024) staff had a software recommendation for council for a proposal solicited. Council requested additional information, which was put together by Mr. Nieto.
- Mr. Nieto presented a PowerPoint addressing concerns discussed during the previous meeting and said he thinks Newberry County can overcome those concerns. The PowerPoint presentation is presented within the minutes.
- One issue addressed was if Tyler Munis was more for the financial side, as opposed to the tax side. Mr. Nieto had a conference call with Ms. Karen Lindler Smith and Springbrook and they discussed if there were any advantages as far as tax component. Mr. Nieto said general ledger wise all the proposed companies have the same features, some being better than others. He said they didn't find any advantages on the tax side and found a lot of advantages for the administration side, which is why Munis was chosen. Some of those advantages included purchasing, department budgets, connecting with vendors, etc., all modules with the Tyler software.
- Mr. Shealy added that these could all be added on.
- Mr. Nieto said they spoke to a lot of counties and cities and asked their opinions about the software and got very positive opinions. Within the last week, Mr. Nieto spoke with Spartanburg and Orangeburg and said he heard a lot of positivity on how they went through a similar process, brought in a lot of other companies, and looked at their products and chose the Tyler Munis product.
- He said Orangeburg added a lot of those extra modules, like the payroll, time keeping, utility billing, fleet maintenance, etc. He said adding all those modules took Orangeburg time to implement, which was one of the negatives that was brought out when Ms. Smith called them. The reason for the negative comments on the implementation was because they added all those additional modules.
- Mr. Nieto said they also spoke with Greenwood and Pickens, and both were very positive, as were other cities they called.

- Mr. Nieto spoke to someone in finance in Orangeburg who said running checks and batch check printing was very easy. She also said the system was very easy to learn and was trained by a co-worker.
- Mr. Nieto said trust was brought up; he said a few points that he felt made Tyler look strong included number of employees (7,200), amount of customers (13,000), support staff (1,321) and how many years in business (50).
- Mr. Nieto said Tyler did cost a bit more than the others, but it also offered a lot more. The functionality, features, and ease of use were above everything else. He added that as they went through the demonstrations of the five proposals, expectations just went higher and higher. Other benefits of Tyler that go into the cost included e-procurement, bid management, licensing, customized dashboards and access and functionality for department heads and council.
- Mr. Nieto added that the Tyler also comes with over 30 licenses, plenty for directors and everyone at the admin office.
- Mr. Shealy asked if the modules like fleet maintenance were included in the price or is that was extra. Mr. Nieto said that would be extra.
- Mr. Shacker discussed pricing, he said there were changes to information received at the last meeting. In the revised cost spreadsheet, in the original spreadsheet the implementation, migration, and training costs were put with the year one cost, in the new spreadsheet those costs have been separated out. He said the cost of Oracle was higher in the second than the first and with Tyler there were some cost reductions. He said Mr. Nieto worked with Tyler to look at their quote for implementation, migration, and training and that is a work in progress. He said the decrease is a product of some of the discussions Mr. Nieto has had with Tyler.
- Mr. Shacker said there was as cost reduction of about \$7,000 in the annual recurring expense (for Tyler) for years one through five. That was a recommendation to council that they remove a module from Tyler called statement builder, which facilitates taking the data out of the general ledger and producing financial statements. Mr. Shacker said initially, they will not need the statement builder because they will not need it until after the first fiscal year they have fully

implemented the software and it can be added later. Tyler would honor the pricing in the proposal, and they can add it at any time.

- Mr. Nieto said a question that was brought up during the last meeting from Mr. Johnson was can the county access Newberry County data and can the export data be imported. Mr. Nieto said absolutely they can. He said to make this migration happen no matter what company they choose, QS1 support will need to go into the software and tell (the system) what money belongs to what balance so when the data is exported, it makes sense for the general ledger. He said that is a one-time cost, billed hourly, and is estimated between \$3,000 to \$6,000. Once that is done, they can export the data at any time.
- Mr. Reeder asked when looking at the cost -- the initial cost and the implementation cost -- if those are added together. Mr. Shaker said yes and a lot of that was open to interpretation because the county will try and negotiate the best price they can. He said on the year one through five numbers, they tried to average the cost.
- Mr. Johnson said regardless of which vendor they choose; they will still need an interface between QS1 to the general ledger. Mr. Nieto said the way it was explained to him, once they alter the tax software database they will have to create a report and verify the numbers are correct and in that report there is an option to convert that report to a file.
- Mr. Johnson asked who could run that report. Mr. Nieto said anyone with a login could run that report as long as they have the knowledge to do so.
- Mr. Johnson said sometimes in the software world, if you don't get it when they offer you the package there is an increase to add it later. Mr. Johnson asked if staff checked about the assurances of offering all the modules at the current offering. Mr. Nieto said after speaking to Tyler, the only module they could use is the statement builder.
- Mr. Johnson said the one he considered was the asset management and depreciation since that is now required areas for government, he asked if they are using software for that at present and is that something the county can access through Tyler. Ms. Waldrop said

they have a Smith program where she keys in the assets and tracks them in Excel. Mr. Johnson said if they move to software they may need asset management, Ms. Waldrop said that is included already. She added that what they have now does not talk to the other programs.

- Mr. Johnson asked about software conversion, if they can covert what they currently have in their software and if this price includes that conversion. Mr. Nieto said that is part of the migration process and Tyler will send employees to make sure everything gets transferred correctly. Mr. Shacker added that they do a significant amount of data validation, as well.
- Mr. Johnson said data conversion is a very difficult process, it is a time-consuming process and he wanted to make sure that was included.
- Mr. Johnson asked, regarding the software the county is purchasing, if the county will have data ownership and if that can be pushed out to CSV, or another program, if the county chooses to move to another direction. Mr. Nieto answered in the affirmative.
- Ms. Smith said she has been doing a lot of thinking, a lot of talking and a lot of soul searching, and she is willing to give Tyler a try, but after all the training and the county goes live, she wants it in writing that after a year's time, that she can go with who she really wants to go with, Springbrook.
  - Mr. Nieto added, for clarification, if she is not happy with the system. Ms. Smith answered yes and if they do not perform and if there is a problem.
- Mr. Johnson said while he cannot speak for everyone, but after a year if it is not working the county has bigger problems countywide. He further stated he doesn't know if the council can commit to letting Ms. Smith randomly pick a vendor and not go through procurement and processes.
- Ms. Smith said she has already picked hers and she is just doing this just because and it is not in her favor to go with Tyler.

- Mr. Johnson followed up and said he told Mr. Shacker this earlier, but he could not commit authorizing Ms. Smith to pick a vendor at the end of a year.
- Ms. Smith said she wants it signed that she can go with who she originally wanted to go with.
- Mr. Shealy said after they choose one, he doesn't think they can sign off to go with another one.
- Mr. Johnson said you don't know who could be in the market in a year and anything can happen between now and a year.
- Ms. Smith said that was one of her conditions because she is not in favor of Tyler, but she is willing to give them the benefit of the doubt.
- Mr. Reeder asked Mr. Shacker if the county would use this for payroll. Mr. Shacker answered no, and the county uses ADP.
- Mr. Shacker said it their job (administration) to make sure the system works, and to make sure Ms. Smith and her staff have what they need, it works properly, and it makes what they do easier and better.
- Ms. Smith said as far as two software programs are concerned, taxes are going to stay with QS1. Mr. Shacker said that will remain a familiar product. Ms. Smith added that she thinks it will be much easier (going with Springbrook), but she is willing to give Tyler the benefit of the doubt.
- Mr. Johnson said a year from now is a big prediction as several members of council are up for re-election, but he is willing to say if it is not working after a year, he is willing to sit down and listen to her and reconsider the situation. However, to say she can have whoever at that point, he could not commit to that. He further stated he doesn't think he could if he wanted to because they cannot bind another council over to a decision.
- Ms. Smith said she was not for Tyler then. She said she heard too many bad things, good things, wishy-washy things, and she is willing to give a little bit, but she is not in favor of them at all.
- Mr. Sease asked after the five years what each company said about their yearly cost. Mr. Nieto said he spoke to the two companies they were discussing now (Springbrook and Tyler), and they both said they



would honor a maximum riser of either three or five percent. Mr. Shacker said that would be spelled out in the contract.

- Ms. Smith asked if the county was going to go unprotected during the implementation process (somewhere between nine months to 18 months) because QS1 (Springbrook) told her they would keep the county's old series on, and if they chose Springbrook they wouldn't you know, and the county is not going to have anything, and she doesn't see the county going a year without any kind of support.
  - Mr. Nieto said if he understands correctly, QS1 has sent out a letter (Ms. Smith clarified there were two letters) that support is going to be terminated on the current general ledger software the county is using, which is called S-Series, and support ends in July and that is regardless of who the county picks. He said the software will still function, but if something goes wrong with that software they won't have support. Mr. Nieto said all the companies said nine months to a year for implementation, migration, and training.
  - Mr. Hipp said that is a reasonable timetable and will happen regardless.
  - Mr. Shacker said the 18 months was related to the statement builder and not the implementation of the software.
- Mr. Hipp said a good comment was made by Mr. Johnson about cost of add-ons. He said Tyler has several modules they may want in the future, the statement builder being one of them. He asked if it would be reasonable before they sign a contract that having modules they may have a need for, but don't have an immediate need to buy, that the county establishes that the company gives Newberry County a price that is good for three years. Mr. Shacker and Mr. Nieto agreed they think that is possible to ask.
- Mr. Hipp referenced the cost comparison and said this is not a fair comparison between the two groups. He said looking at the top chart, that has five years beginning with all the initial costs and year two on the top one is year one on the bottom chart. He said if you add it up otherwise, the initial cost for Tyler was higher each subsequent year and yet overall price was less than what Tyler's revised

implementation costs and revised annuals were, which ended up being \$432,000 versus \$406,000 and on the bottom the number should be \$370,280. He added that an additional year was added on the bottom chart. He said if you did a surface comparison for Tyler, the prices on the bottom went down but the total went up, but that was because an additional year was added at year five.

- Mr. Nieto added that the problem was on the top chart, the first year did not include the annual expense, so instead of that being \$131,800, it should have been in the \$190,000 range.
- Ms. Smith said she feels very bad about whoever being able to make a decision on what she does in her office, she is an elected official and serves the people. She doesn't see someone making a decision that she will have to deal with in her office and doesn't think that is right.
- Mr. Scurry asked Ms. Smith for clarification that she agrees after one year. Ms. Smith said yes, after all the training is done, one year from when the county starts live. She just wanted something, since she is willing to give, if she is not satisfied with it, it does not work right after getting with Mr. Nieto, she wants to go with Springbrook. She added that she knows what she needs in her office.
  - Mr. Scurry asked Ms. Smith if she had spoken to Mr. Shacker about this; Ms. Smith and Mr. Shacker answered in the affirmative.
  - Mr. Shacker added that if they run into a situation where it is not working at the Treasurer's Office, it is likely not going to work in Administration and they will have a bigger problem and it will be their job to make sure it works.
  - Mr. Shealy said that is why we have Mr. Nieto, to make it works.
  - Mr. Sease said if it is not working, they must provide Ms. Smith with the tools to make it work.
  - Mr. Hipp clarified that Ms. Smith is not asking for this after a year from this meeting, but a year after implementation and training is completed. He further said Mr. Johnson is correct, the council cannot obligate, short of an ordinance, a subsequent council to their decision. However, what they can

do is go on record saying after implantation and training, one year later, if the treasurer is unsatisfied with the product, council will revisit the procurement process for obtaining software the treasurer is satisfied with. He said this puts it into the county's procurement area and they don't make the decision because they cannot. He said he thinks that would meet Ms. Smith's concerns and they go on record as one year after implantation they would revisit it with Ms. Smith.

- Mr. Johnson said he is more than happy to commit to that.
- Ms. Smith said council has not even seen Springbrook's demonstration.
- Mr. Hipp added that hopefully, after Ms. Smith has had this product for a year, they will be happy with it. Ms. Smith agreed. Ms. Smith added that is what Mr. Nieto assured her.
- Ms. Smith asked if that will be in the minutes. Mr. Johnson said it will be in the Work Session minutes and put in the vote during the 6 p.m. meeting, as well as on the YouTube channel.

## 2. Executive Session:

### a. Real Estate Matter(s):

- i. Discussion of matters related to *MCCP* and *MCCP-II* pursuant to SC Code of Laws Section 30-4-70(a)(2).
  - At 5:43 p.m., Mr. Sease made a motion to go into Executive Session; Mr. Shealy provided the second and the motion was approved 7-0.
  - At 6:07 p.m., Mr. Shealy made a motion to come out of Executive Session; Mr. Reeder provided the second and the motion was approved 7-0.
  - Mr. Johnson said they went into Executive Session for the aforementioned reasons stated before they went into Executive Session and no action was taken.

3. Adjournment.

- At 6:08 p.m., Mr. Shealy made a motion to adjourn the meeting; Mr. Scurry provided the second and the motion was approved 7-0.

**NEWBERRY COUNTY COUNCIL**

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**Todd Johnson, Chairman**

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**Andrew Wigger, Clerk to Council**

**Minutes Approved:** \_\_\_\_\_

# **Newberry County Council**

**ERP / General Ledger Software**

**February 7, 2024**





# **General Ledger**

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**Do any of the General Ledgers have an advantage in functionality related to taxes for the Treasurer's office?**

- **We did not find any advantages of one product over another in regard to tax collection.**
- **Tyler's Munis has several modules and features that are more beneficial to County.**



# **General Ledger**

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- **Those modules include:**
  - **Purchasing**
  - **Department Budgets**
  - **Connecting with vendors**



# **General Ledger**

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- **Tyler offers many other products that could benefit the county in the future such as:**
  - **Payroll**
  - **Timekeeping**
  - **Utility Billing**
  - **Fleet Management**
  - **Building Maintenance**





# References

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**Several more counties were contacted that use the Tyler products and gave the following feedback:**

- **Spartanburg and Orangeburg are both counties that went through a similar process.**
- **After evaluating all options both counties chose to use the Tyler products.**



# References

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**Several more counties were contacted that use the Tyler products and gave the following feedback:**

- **Orangeburg has implemented several more modules including:**
  - **Payroll**
  - **Timekeeping**
  - **Utility Billing**
  - **Fleet Management**
  - **Building Maintenance**



# References

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**Several more counties were contacted that use the Tyler products and gave the following feedback:**

- **Greenwood and Pickens County**
- **Cities that gave positive feedback:**
  - **Bluffton**
  - **Florence**
  - **Fort Mill**
  - **Hilton Head**



# References

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**Several more counties were contacted that use the Tyler products and gave the following feedback:**

- **Orangeburg County's Finance Dept likes the product very much and had a lot of positive comments.**
- **They confirmed that creating individual checks and batch checks is quick and easy to do.**
- **They also find that the product as being intuitive and easily learned.**



# References

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**Several more counties were contacted that use the Tyler products and gave the following feedback:**

- **Negatives:**
  - **Initial participation in implementing the new General Ledger.**
  - **Getting used to the product.**
  - **Both expected when implementing new software.**



# Trust

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**Since the relationship with Tyler is new, trust will have to be earned.**

- **Employees: 7,200**
- **Customers: 13,000**
- **Support Staff: 1,321**
- **Years in business: 50**
- **Speaking to several of Tyler's clients, Tyler's reputation is strong and the feedback is positive.**



# Cost

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**Tyler's 5-year annual cost came in 2<sup>nd</sup> place. However, some of the reasons why staff recommends Munis are:**

- **Functionality**
- **Ease of use**
- **Layout and Features**
- **Project and Grant Accounting**
- **Vendor Access**





# Cost

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**Tyler's 5-year annual cost came in 2<sup>nd</sup> place. However, some of the reasons why staff recommends Munis are:**

- **E-Procurement**
- **Bid Management**
- **Licensing**
- **Customized Dashboards**
- **Access and functionality for Dept Heads and Council**



**NEWBERRY COUNTY COUNCIL  
MINUTES  
February 07, 2024**

Newberry County Council met on Wednesday, February 07, 2024, at 6:08 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  
Robert N. Shealy, Vice-Chairman  
Leon Fulmer Jr., Council Member  
Les Hipp, Council Member  
Travis Reeder, Council Member  
Johnny Mack Scurry, Council Member  
Karl Sease, Council Member  
Jeff Shacker, County Administrator  
Joanie Winters, County Attorney  
Karen Brehmer, Deputy County Administrator  
Debbie Cromer, Finance Director  
Major Robert Dennis, NCSO  
Rick Farmer, Director at Newberry County Economic Development  
Liz McDonald, Assessor  
Eric Nieto, I.T. Director  
Karen Lindler Smith, Treasurer  
Crystal Waldrop, Purchasing Director  
Andrew Wigger, Clerk to Council/PIO

Mr. Johnson called the meeting to order at 6:08 p.m.

Mr. Sease led the invocation and Pledge of Allegiance.

1. Adoption of Consent Agenda:

- a. Newberry County Council Work Session Minutes – January 17, 2024.
- b. Newberry County Council Meeting Minutes – January 17, 2024.
  - Mr. Shealy made a motion to adopt the minutes as presented; Mr. Fulmer provided the second and the motion was approved 7-0.

## 2. Additions, Deletions & Adoption of the Agenda.

- Mr. Scurry made a motion to adopt the agenda as presented; Mr. Sease provided the second and the motion was approved 7-0.

## 3. Public Appearance:

- a. Newberry Soil and Water Conservation District – Mark Kiser, Secretary.
  - Crista Lukoski, District Coordinator for the Newberry Soil and Water Conservation District, spoke in place of Mr. Kiser.
  - On January 13, 2024, the NSWCD held their ninth annual Grinding of the Greens, a program repurposing live Christmas trees turning them into mulch. This year they partnered with Newberry Electric Cooperative and Cromley's Ford. Roughly 80 trees were collected, and the mulch was distributed for free. She added that a lot of trees were taken from the pile to make fish habitats.
  - This year, the NSWCD received a \$7,100 grant from Palmetto Pride to help fund clean-up supplies to distribute throughout the county.
  - A Great American Clean-Up kick-off is scheduled for March 30, 2024, with the City of Newberry. This will be in conjunction with seven other counties to see who can clean-up the most,

last year they cleaned up 10,000 pounds of trash from roadways.

- NSWCD will host a Tools of the Trade Winter Field Day for land management on February 27, 2024. They will be partnering with Clemson Extension, DNR Quail Forever, Forestry Service and Indian Creek Restoration Service. They will teach field equipment, tractor safety, etc.
- This year NSWCD and Keep Newberry County Beautiful will offer four scholarships. Thanks to a fundraiser last year, they were able to increase the scholarships from \$500 to \$1,000 for students from Newberry County or attending schools in Newberry County.
- This past year they did a grant through Keep America Beautiful (\$7,500) to start a cigarette litter provision program. They have partnered with businesses across the county to collect cigarette butts which can be recycled. Once 500 pounds have been collected (takes 14,000 to make a pound), they will receive a park bench made from the recycled products.
- Ms. Lukoski recently went to Gallman Elementary to teach recycling and 50 students took a litter pledge.
- She also started a contest for kindergarten to fifth grade students in Newberry County to write an essay about why they like fishing. The winner will receive a new fishing pole and gear in May.
- The Natural Resource Conservation Services, a partner within the NSWCD's office, they work with them to do their contracts, currently they have 22 active contracts in Newberry County worth \$2.2 million that will fund farmers, foresters, ranchers and landowners. In 2024, they have a big increase in applications, 66 at present.
- The State filed a bill, to amend the Code of Laws, to add a provision to make a crime of illegal dumping of tires.
- Mr. Hipp thanked Ms. Lukoski for reporting to council and that NSWCD made a commitment in the budgeting process, in order for them to get their funding to keep them well informed and

they have kept their end of the bargain, and he hopes council has as well.

- Mr. Johnson added that they have been true to their word and that is a blessing in today's world.

b. Newberry County Family YMCA – Scott Sandor, Executive Director.

- Mr. Sandor came before Newberry County Council to discuss a child development center, during which he utilized a PowerPoint which is attached within the minutes.
- Mr. Sandor said this would be a partnership between Newberry County, The YMCA and the State of South Carolina. He said this was a concept in the making for about two years.
- Mr. Sandor went to Senator Ronnie Cromer to share his vision of improving opportunities for childcare for preschool aged children in our community. Senator Cromer went through the state budgeting process and got the YMCA \$1 million for a child development center.
- Mr. Sandor said they have this money to build the facility and as more time goes by, the smaller the center may need to be due to the cost of construction going up.
- Mr. Sandor has been working at his local YMCA since he was 16, taking care of children. He knows what they need to do, he knows the processes, he knows how to do it well and that is the YMCA's part, he knows what they need in staff and to be their childcare director.
- What the Newberry County Family YMCA needs from the county is help for a place to put a child development center.
- Mr. Sandor then presented his presentation which included the need for the child development center; the vision to address the need; what they were asking of the county; and long-term goals.
- Mr. Sandor said ultimately, the YMCA would like the council to consider a parcel of land at Mid-Carolina Commerce Park as an injection of resources the county has available to go with this

project. The parcel in question is located at the M CCP, on Hwy 773, near the Daeyung facility.

- Mr. Sandor said when the widening project is completed on I-26, the county will see a “boom.” He said that will bring more housing and they need to be prepared for that growth.
- In the proposed facility, Mr. Sandor said they would be able to accommodate approximately 60 children.
- Mr. Sandor said this will be a program where they work with a teacher so when they hit the doors of the schools, they are ready.
- Mr. Sandor said they want to continue to serve the community at a high level and address this problem. He said they brought this issue up with his board and put it on their radar and they were amazed at how much this issue has been covered and trying to figure out how to address the problem.
- Mr. Sease asked if this would be available for all Newberry County residents that have a pre-school age child. Mr. Sandor answered in the affirmative and up to their capacity. Mr. Sease said he wanted to make sure it was not just for the industries.
- Mr. Sease said he was once a shift worker in Newberry County, and he left Newberry County because of not being able to get childcare. He asked if the second shift period would just be available for pre-school age children or older children as well because he may need more spaces for second shift. Mr. Sandor said it will be based on need, the facility will be licensed for about 60 children, they can do it after school as well, but they could provide that service for second shift was well.
- Mr. Shealy asked if he was open to other parcels. Mr. Sandor said yes, and they were open to almost anywhere. He added that the thought process to that area involved the new companies but also across the street is a new subdivision.
- Mr. Johnson asked if this would be a fee-based system. Mr. Sandor answered in the affirmative.

- Mr. Johnson said he is concerned about setting up a childcare facility in an industrial park; adding that he thinks that is a recipe for disaster for traffic, noise and everything else.
- Mr. Johnson's other concern was that they have several residents in Newberry County that have established childcare businesses that didn't get any money from Newberry County and in fact, pay taxes to do that. He said he is concerned if Newberry County was to basically set this up, it hurts other businesses in the community. He said he is not for or against it, but those are valid concerns that need to be addressed.
- Mr. Sandor said he understood those concerns. He added that this is a different model that is typically used to do this. He said the Newberry County Family YMCA doesn't have the space to do something like this where they are located like the YMCA in Laurens is doing.

4. Consideration and approval of proposals for Financial Software System for General Ledger (RFP# 2023-17).

- Mr. Johnson said they had lengthy discussion about the software during the 5 p.m. Newberry County Council Work Session. He then asked if there was anything Mr. Shacker would like to add.
- Mr. Shacker said council charged staff with doing additional research and negotiation and engaging with Ms. Smith to make sure her needs are met at the Treasurer's Office
- Mr. Shacker gave background on the request, staff issued a request for proposal and five software companies made proposals for the specific product, with some having more than one product, they identified a specific product to propose to Newberry County. What was asked for was enterprise resource planning, software with many components, one of which being general ledger, and they are all integrated to minimize error and efficiency. Six members of staff participated in that evaluation and what they were looking at, in terms of

evaluations and demonstrations, was a product that was functional, intuitive, something not only finance staff can use but the entire management team.

- Mr. Shacker said they looked at the strength of the company, the functionality of the software, how it was designed and what level of support the companies offer.
- County Administration recommended Tyler and their product Munis, Mr. Shacker said what played into this decision was when the companies offered the demonstrations and Tyler's product met what they were looking for in terms of being intuitive and staff felt was designed in a way that would not scare employees. He added that not only have they been in business for 50 years but have been cloud-based for about 20 years.
- Mr. Nieto spearheaded additional research, looking at specifications comparing all five software proposals, but also reached out to two multiple counties in South Carolina. He said feedback was generally positive, with some negative feedback regarding implementation. Mr. Shacker said that is something that they may have to deal with no matter the company chosen.
- Mr. Shacker said they wanted to make sure the software chosen had no inherent disadvantage from a tax standpoint. Mr. Nieto was able to confirm that of the five solutions, none of them had an inherent advantage regarding tax. There will not be an integration with the tax software, but with some programming with the tax software, it will have the capability to export the revenue data that is necessary to be imported into the general ledger software and that is uniformed over all five vendors.
- Mr. Shacker said they did some research into the modules, to make sure the county was not over buying. They confirmed the core product they are recommending for purchase would be just that, core components, but it is expansive as far as the product offerings they can purchase in the future, if the county so desires. There was one module that was identified that was



not needed immediately, statement builder. This pulls data out of the general ledger and produces financial statements to be used by the auditor. Mr. Shacker said this could benefit the county in the future.

- Mr. Shacker said they were very satisfied with the research and testimonials.
- Mr. Hipp said it was told to him by several people, including an independent citizen that met with the treasurer and staff, what a wonderful job Mr. Nieto was doing and what he did in this process. He added that the presentation at 5 p.m. was very professional and Mr. Nieto's effort is appreciated.
- Mr. Shacker asked if council, in the motion, could acknowledge the fact that entering into a contract would be dependent on negotiating favorable terms.
- Mr. Hipp made a motion with the caveat that pricing for the future modules established in the contract be good for three years. The motion was to authorize the county administrator to enter into negotiations with Tyler Technology with the stipulation that one year after implementation if it does not meet the Treasurer's standard, the council would revisit the issue.
- Mr. Shealy provided the second.
- Mr. Johnson said he thinks this is a long time overdue and they are going to achieve benefits of it and prays that Ms. Smith will be glad they did and the ability to see financial software throughout this county will be a blessing. He added he agrees with Mr. Hipp about Mr. Nieto and that Ms. Smith said she trusts him and that speaks volumes.
- The motion was approved 7-0.

5. Ordinance No. 01-01-2024. An Ordinance to provide for the determination of salaries for county appointed officials other than those appointed by County Council or the County Administrator, and to provide for the regular evaluation of salaries for such officials.



a. Public Hearing

- Mr. Johnson declared the public hearing open. With no one signing up or standing up to speak, Mr. Johnson declared the public hearing closed.

b. Second Reading

- Mr. Sease made a motion to approve second reading; Mr. Reeder provided the second and the motion was approved 7-0.

6. Ordinance No. 02-01-2024. An Ordinance to adopt the Newberry County 2023-2033 Comprehensive Plan as mandated by the South Carolina Local Government Comprehensive Planning Enabling Act of 1994, as amended; and to provide for the repeal of all prior Comprehensive Plans and Ordinances.

a. First Reading

- The Comprehensive Plan Enabling Act requires local governments to adopt a comprehensive plan in order to enforce zoning and land development regulations. The plan must be revised every 10 years, council has reviewed all 10 elements and consented to all 10.
- Mr. Shealy made a motion to approve first reading; Mr. Fulmer provided the second and the motion was approved 7-0.

7. Consideration of a motion to authorize the County Administrator to execute an agreement with the City of Newberry providing for the disbursement of capital project sales tax proceeds to reimburse the City of Newberry for incurred eligible project expenditures and/or for direct payment of eligible project costs upon the availability of bond proceeds and/or sales tax proceeds.

- Mr. Shacker said the City of Newberry has requested the county execute this agreement with them, which will enable them to move forward with their projects and begin incurring expenses.
- The City of Newberry had three projects they are involved in, the additional improvements to the City of Newberry Recreation Complex and two they partnered with Newberry County, the Old Gallman School renovations and the Downtown Newberry Amphitheater.
- Mr. Shacker said this will allow the city to move forward with the design of the recreation complex and implementing that project. This will also allow them to conduct utility relocation, the city was able to get a grant with support of Newberry County. This is a 50/50 grant from the Department of Commerce.
- Mr. Hipp made a motion to authorize the county administrator to execute the agreement with the City of Newberry; Mr. Reeder provided the second and the motion was approved 7-0.

8. Consideration of a motion to authorize the County Administrator to execute a Memorandum of Agreement with Newberry Electric Cooperative, Inc. granting access to property for the purposes of inspection and due diligence.

- Mr. Johnson said this is just an investigational approval, they are not approving any other action other than to go on the property to do their due diligence.
- Mr. Shacker said there is a need for electric distribution in the area that will support economic development and electrical needs in that area of Newberry County. This will allow them to access the property and make assessments and do their due diligence of the property.

- Mr. Shealy and Mr. Fulmer announced they would abstain from the vote due to a conflict of interest.
- Mr. Sease made a motion to execute the Memorandum Agreement; Mr. Reeder provided the second. The motion was approved 5-0, with Mr. Hipp, Mr. Johnson, Mr. Reeder, Mr. Scurry and Mr. Sease voting in favor and Mr. Fulmer and Mr. Shealy abstaining.

#### 9. Appointments.

a. Newberry County Board of Rural Fire Control – Chief Michael Parker, Silverstreet.

- Mr. Scurry made a motion to appoint Mr. Parker to the Newberry County Board of Rural Fire Control; Mr. Shealy provided the second and the motion was approved 7-0.

#### 10. Public Comments.

- There were no public comments.

#### 11. Comments/Requests from County Administrator.

- Mr. Shacker said he has been impressed with what Facilities Management has been working on since he came to Newberry County Government. He said the county owns 77 buildings and they all have roofs, and most have heating and air and there are a lot of needs. He said they were able to get the new 100-ton chiller unit in at the Court House and that is up and running. This will provide energy savings to the county.

- Mr. Shacker said he thought this was a neat event Newberry County Recreation and Jessie Long, a Jigsaw Puzzle Contest and was an inclusive event for anyone who likes to do puzzles. He said there were really creative team names, and everyone had a good time in Prosperity and the event was successful.

## 12. Comments/Requests from Council.

- Mr. Fulmer said he appreciates them indulging him in his infancy coming on to council and he has enjoyed the last few months and looks forward to quite a while yet. He added it is a pleasure to serve the citizens of Newberry County.
  - Mr. Johnson added to that that Mr. Fulmer does not act as though he is in his infancy in their discussions and carries himself well and represents his district well.
- Mr. Hipp said he thinks the process of selecting their general ledger software began very well and this body did the right thing, because they needed additional information not to rush to make a decision. They obtained additional information with the two bodies involved working together to work out some differences. They even had input from a private citizen at no cost to the county that had good experience, and expertise in this area that facilitated discussions with staff and the treasurer and tonight they chose the best solution. That entire process went the way local government should go. Starting with staff, ending with council.
- Mr. Reeder thanked everything administration and staff have been doing and it has been handled excellently. He thanked the Farm Bureau for having

them out there on Monday, had a great meal and great social activities. He also reminded everyone of Valentine's Day.

- Mr. Sease thanked staff for putting those proposals together and Mr. Nieto for providing all the information they needed and answering the questions well.
- Mr. Shealy echoed all previous comments. He added that he doesn't want them to forget their other employees and the survey they did for a salary study, and they need to put that back on the priority list.
- Mr. Johnson said he appreciates the efforts and appreciates Ms. Smith's spirit of cooperation during all of this and commended the whole team for bringing this together. He said he thinks it is a stellar day for Newberry County when all the citizens can see the finance issues going on, adding that he doesn't think some people understand how far behind the county was on those issues and how much this is going to make Newberry County operate.

### 13. Future meetings:

- a. Economic Development Committee – February 12 at 6 p.m.
- b. Presidents' Day Holiday – Offices Closed – February 19.
- c. Newberry County Council Work Session – February 21 at 5 p.m.
- d. Newberry County Council – February 21 at 6 p.m.
- e. Executive Committee – February 26 at 6 p.m.

14. Adjournment.

- Mr. Shealy made a motion to adjourn; Mr. Fulmer provided the second and the motion was approved 7-0.

**NEWBERRY COUNTY COUNCIL**

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**Todd Johnson, Chairman**

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**Andrew Wigger, Clerk to Council**

**Minutes Approved:** \_\_\_\_\_



FOR YOUTH DEVELOPMENT®  
FOR HEALTHY LIVING  
FOR SOCIAL RESPONSIBILITY



Newberry County  
Economic Development



# What is the need?

- Quality childcare is a critical need for communities to attract and sustain a successful workforce.
- Currently, the shortage of providers places families in a position of making decisions regarding employment or housing to care for their children. 42% of young children live in childcare deserts resulting in there being three children for each childcare slot.
- Employers consistently lose or struggle to attract personnel due to the lack of childcare options. 15% of young children live in a home where someone quit, changed, or refused a job due to lack of childcare.



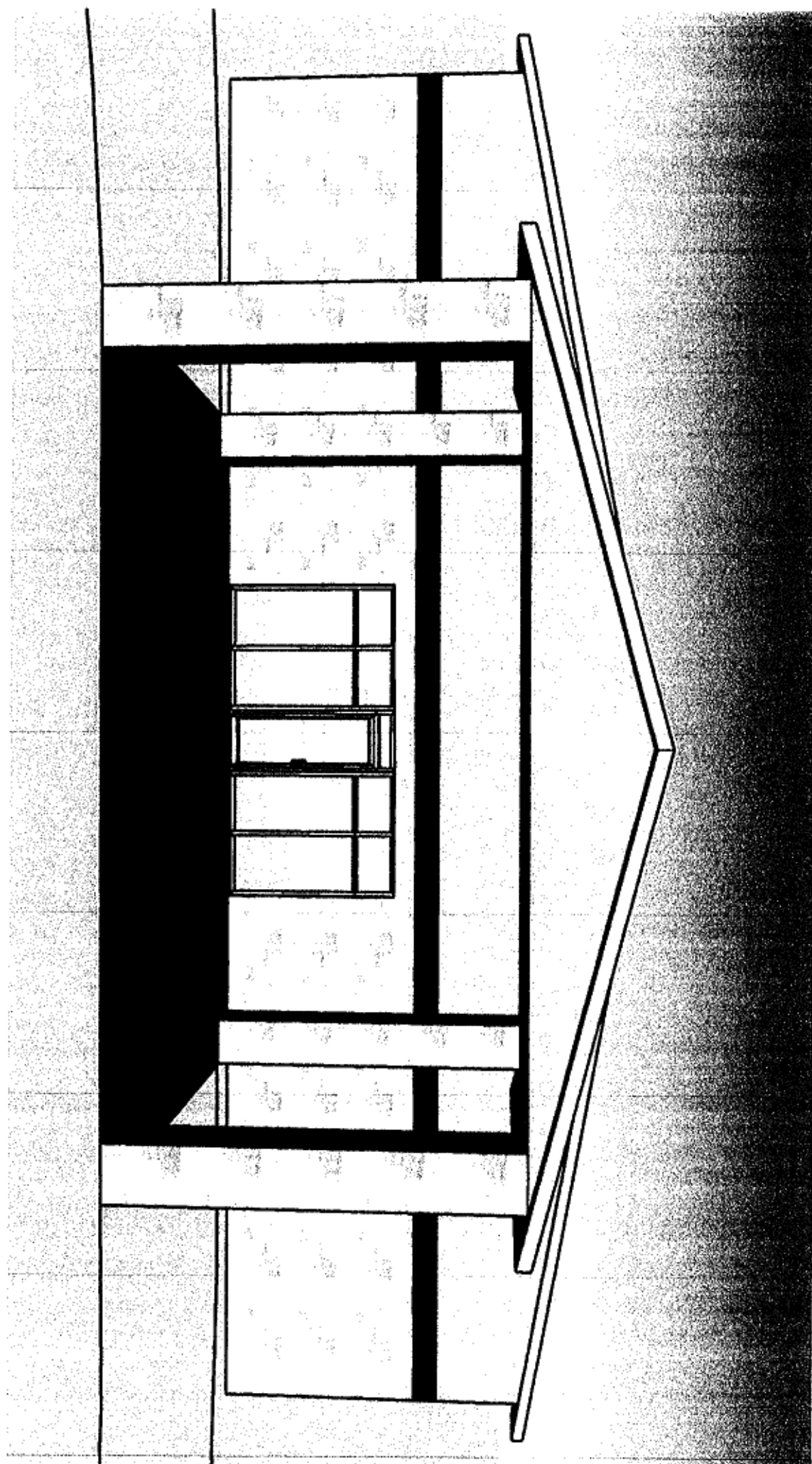
# **Vision to address the need**

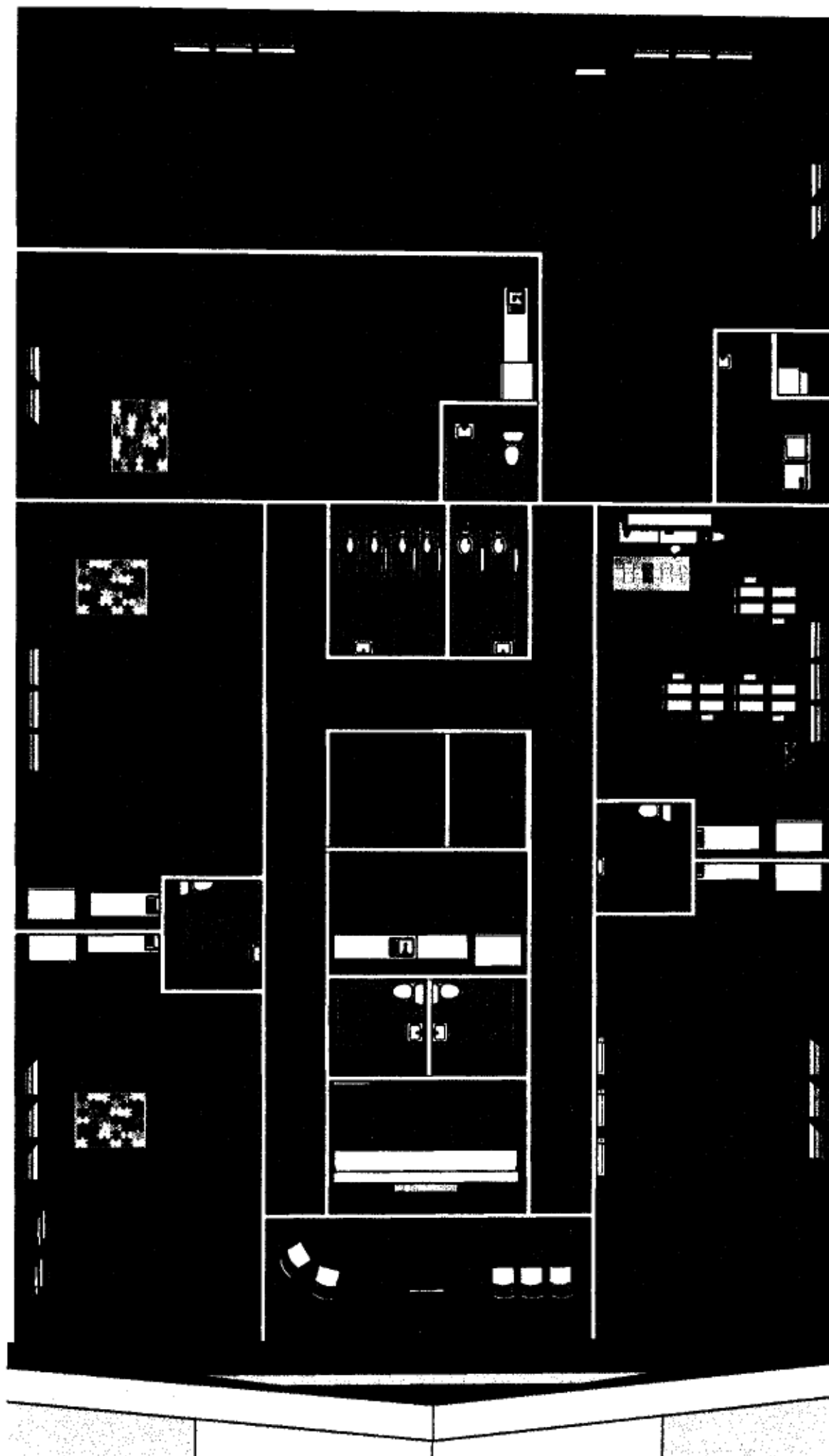
- Partnership between the State of South Carolina, Newberry County, and the Newberry County Family YMCA.
- Senator Ronnie Cromer initiated the proposal in the 2023-2024 State Budget to commit One-Million dollars to help us address this critical need in Newberry County.
- The YMCA has the local staff experience and the support of the largest childcare providing organization in the country to deliver quality efficient operation of the facility.
- Requesting that Newberry County will commit a parcel of land at the Mid Carolina Commerce park to the project.

# What are we asking of Newberry County?



- **5.9 Acre Site**
- **Access to Hwy 773 and I-26**
- **Seven minutes from site to Samsung plant**
- **With completion of the interstate widening project this area will grow commercially and residentially.**
- **Partnering with us on this project will send the message that county council recognizes a need and wants to help address the need.**





# Long term goals

- Support local industry by including them in decision making processes regarding operational hours and other needs.
- Provide families with quality programming that enhances their overall quality of life.
- Create a replicable model for the future.
- Partner with Newberry College and Piedmont Technical College to facilitate experiential learning options for early childhood educators.
- Be a hub for continuing education related to childcare for the community.

**Questions?**

**NEWBERRY COUNTY COUNCIL ECONOMIC DEVELOPMENT COMMITTEE  
MINUTES  
February 12, 2024**

The Newberry County Council Economic Development Committee met on Monday, February 12, 2024, at 6:00 p.m. in Council Chambers at the Courthouse Annex, 1309 College Street, Newberry, SC, for a regular meeting.

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

PRESENT: Leslie "Les" Hipp, Committee Chair  
Travis Reeder, Committee Member  
Robert N. Shealy, Committee Member  
Jeff Shacker, County Administrator  
Rick Farmer, Economic Development Director  
Eric Nieto, I.T. Director  
Andrew Wigger, Clerk to Council/PIO

1. Call to Order – Committee Member Les Hipp.

- At 6 p.m., Mr. Hipp called the meeting to order.

2. Election of Committee Chair for 2024.

- Mr. Shealy nominated Mr. Hipp to continue as Chair and Mr. Reeder provided the second.
- Mr. Reeder made a motion to close the nominations.
- Mr. Hipp thanked his fellow committee members and gave his appreciation of their confidence.
- Mr. Hipp said the motion was unanimous by acclamation.

3. Meeting Turned over to Newly Elected Chair.

- Mr. Hipp continued to lead the meeting as Chair.

#### 4. Additions, Deletion, & Adoption of the Agenda.

- Mr. Reeder made a motion to accept the agenda as presented; Mr. Shealy provided the second and the motion was approved 3-0.

#### 5. Public Comments.

- There were no public comments.
- Mr. Hipp recognized that the date was the NACCP anniversary date, Feb. 12, and he said he wanted to take a moment to recognize that.

#### 6. Public Appearance.

##### a. Jason Guilietti, President, Central SC Alliance.

- As of September 2023, Mr. Guilietti is the new president and CEO of the Central S.C. Alliance.
- Mr. Guilietti has been in economic development for 20 years and has always worked in regional capacities. He has also worked for a major institution of higher education, being part of the first office of economic development at a public institution of higher education.
- Most recently, Mr. Guilietti came from Texas, originally he is from the Northeast, but came to Texas to lead a regional economic development organization, in between Austin and San Antonio, Texas. He said that is the fastest growing part of the country with a tremendous amount of growth happening. During his time leading the organization, they brought unprecedented results, closing billions of dollars of deals during his time. He said they did this through meaningful collaboration with their partners, understanding the needs of all of their communities and not just the major cities. He said that collaboration led to a lot of other results as well, having brought in tens of thousands of new jobs into the



community to keep up with the growth, but also to help manage the growth, help manage infrastructure, work with environmental groups to help manage projects, doing things together. They also worked with private sector partners, delivering expertise they didn't have.

- Mr. Guilietti said he led the organization through the pandemic and that was a fascinating experience for him, and they came through it better and stronger than everybody else, to the point where two years later they were recognized by their international trade organization as the best economic development organization in the entire country. He said that was a tremendous accolade to get and something he was super proud of over there.
- Mr. Guilietti said he inherited a new board chair who said they needed to slow down for a little while and to take a year or two off. He said that was not something he could do and provided Mr. Guilietti with the opportunity to see where he could have the most impact.
- Mr. Guilietti said the S.C. Central Alliance is an eight-county economic development organization, including the Capital City, Columbia. He said they are the largest alliance in the state and each county has different needs. He said they meet each county where they are, look at what each county is looking to attract and do in their community, and that is exactly what they deploy for their resources at the Alliance. They do that through collaboration and will be leveraging the private sector like they have before and are stewards of public resources, recognizing they get public funds and be just as mindful of that.
- Mr. Guilietti discussed the guiding principles he has been communicating with his board and partners, the first being authenticity, not pretending this area and part of the state and country is not what it is. He said when they tell people what is here, they will give it to them straight if there is a challenge there is a challenge, if there is an opportunity there is an opportunity.
- The second principle is accountability, Mr. Guilietti said he loves to be held accountable and for the organization to be held accountable because he knows they are going to do great work and deliver great work which means he wants their feet held to the fire when they are

talking about what they are doing, and when they deliver the results, cheer with them and if they don't, tell them they need to do better.

- The third is transparency, Mr. Guilietti said in his past he has been successful being transparent and he likes to share everything he can. Knowing certain components must be held secret because of what they do but everything else can be shared and a lot of things can be told in what they are doing. He said when you take away that myth, people start to realize this is a competitive game, you need to be in it, and you are only successful when you are in the know of what's happening. That way when a new project happens, the residents understand the benefit and why it makes sense.
- Mr. Guilietti shared three tenets and priorities that will be of utmost importance in 2024. The first being engagement, he feels the organization has lacked engaging partners, communities, working with the private sector and really creating a partnership. They will lean in building stronger relationships with all their communities. He added that they will do that in many different ways, one is lead generation to make sure Mr. Farmer has a pipeline of activity to bring before council for consideration and to help the existing companies as well and make sure their needs are met. They will work to create opportunities to partner on everything, they want to collaborate on small local town events or doing something massive because the county has a new initiative they want to achieve. They will also be calling investor meetings, as a member community of the alliance all council members are invited. It will last 45 minutes and give them a chance to see all the data, giving context to what they are doing.
- The second tenet will be a team-centric approach, they will hold themselves to high standards and bring everyone to the table. He said they will create a culture of that collaboration and trust, from his team to their partners.
- The last tenet is to tell the story, he said they are not telling the story of why this part of South Carolina is a great place to live, work, own a business, they are not telling the story. He said there are 3,600 people like Mr. Farmer and himself around the country, competing for 250 projects, and how do they differentiate themselves from the others, that

is to tell the story. He said they will launch a sophisticated earned media strategy, Mr. Guilietti said he is not a big fan of buying ads and putting them in the back of magazines, he said that is a waste of money.

Developing stories and getting them placed in the Wall Street Journal, Forbes Magazine, in an airline lounge magazine.

- He said that all comes together with return on investment.
- Mr. Guilietti said they will be there as much as the county wants them to be and they want Mr. Farmer to feel empowered in everything he does, as well.
- Mr. Guilietti said they have doubled down on lead generation, traveling around the country and world, and council is invited as members to tell the story of Newberry. By doing so, this will generate a lot of leads and if they cannot come on a trip, Newberry County will get all the leads anyway and all the details. Central S.C. Alliance has hired consultants around the world to help open these doors to fit the industry segments that each of our counties wants to see in their region.
- Mr. Guilietti added that they will take those pipelines and do them in-house. He said right now, they are very reliant on the state and while they do great work, that means it goes to every county and community, and the way you control your own destiny and generate leads the more you are going to see success.
- The team at the Central S.C. Alliance is going to start officing out of their communities, Mr. Guilietti said starting soon Mr. Farmer will have a visitor once every couple of weeks from someone at Central S.C. Alliance, as a resource.
- Mr. Guilietti said he and his team want to be visible, not just from 9 a.m. to 5 p.m., but all the time. They want to be part of the community because when they are part of it they can tell the story far more impactful than they can hearing about it later.
- Mr. Reeder asked how much advertising they will be doing for Newberry County as far as here and around the country. Mr. Guilietti said they will highlight Newberry County quite a bit, they will be leaning on the county to find out what are the great things happening here, what businesses are doing great things, what is happening in the community so they can then match that up to a reporter and generate stories and get them put

out there in the statewide media, in the national media. He said they changed things internally and everything they do now, if they sponsor something and that sometimes comes with an ad, every single one has a map of every single one of their counties and they talk about themselves regionally.

- Mr. Shealy asked if they work with the South Carolina Power Team in Columbia. Mr. Guilietti answered in the affirmative and said they are key partners in everything they do.
- Mr. Hipp said he was glad to hear that Mr. Guilietti had already been to Newberry several times; he asked if he's been on a tour of Newberry County. Mr. Guilietti said not yet but has discussed it with Mr. Farmer. Mr. Hipp said he is a real proponent of eyes on. Mr. Farmer said they will make it a point.
- Mr. Hipp said in the past, they did not normally receive a lot of leads out of the Central S.C. Alliance and that he is hopeful that with Mr. Guilietti's energy and experience that he is bringing into this position and all he talked about tonight, Newberry County will see more leads out of the Alliance. Mr. Hipp said while Newberry County is not the major source of revenue but a significant contribution out of the county's budget and they want to make sure they are getting a return for that.
- Mr. Hipp said he'd like Mr. Guilietti to make a report to this committee once a quarter, if that is acceptable. Mr. Guilietti said he was happy to do it. Mr. Hipp said it could also be a designee, but he would like the Alliance to report once a quarter to tell them what they are doing for Newberry County. He added that he has no doubts they will be getting additional support. Mr. Guilietti said he wants to arm them with information to be able to give to anyone who asks why Newberry County supports the Alliance.
- Mr. Guilietti also mentioned they are starting up what they call familiarization tours where they bring in consultants, six to eight, best in the country, to tour this region for two and a half days. He said they will physically be here in some form or fashion. That will be happening in the fall.
- Mr. Hipp said they do think they have a very special place here and when they do have prospects come in they are on a very tight timeline, they fly

in they may go to the property itself and don't have an opportunity to see the community and really get the complete view of what Newberry County has to offer.

- Mr. Guilietti said they are hiring a public relations firm as well.

## 7. Staff Report:

### a. Project Activity

- Mr. Farmer said project activity has remained steady and they've had four new projects since the committee last met.
- Mr. Farmer said last year was a good year, with three projects, two were expansions at Kraft and West Fraser and the other was the Duke Solar Farm project.
- This year, there were two project completions, both solar farms.
- There are two expansions being actively worked on and additional projects.

### b. Product Development:

#### i. Mawsons Way Extension

- Mr. Farmer said they are continuing to move forward with the Mawsons Way Extension, and they had a conference call with the imminent domain attorney last week.

#### ii. Product Development Needs for 2024-25

- Mr. Farmer said there are three top priorities in his mind. The first is the extension of Commerce Park Avenue, he said they moved across the creek with this and the road ends after they cut the road short and the cannot reach the two most developable sites within the Mid-Carolina

Commerce Park and that is a need, and they don't know how they are going to move on that. The other is the extension of Prosperity Park Avenue in Mid-Carolina Commerce Park II, he said they must be able to get to a few sites in that park (that they cannot currently). Finally, a new sign for Mid-Carolina Commerce Park II is needed.

c. Other:

i. Korean American Day.

- Mr. Farmer said this was celebrated a few weeks ago and it was a great crowd of about 150 people. He said Samsung showed up and honored Korean War veterans and gifted them with new televisions.
- Mr. Shealy said he heard it was a great event.

ii. S.C. Auto Summit, Feb. 13-15.

- Mr. Farmer will be attending this summit in Greenville and will have the opportunity to meet site consultants, auto suppliers and learn about auto sector trends.
- Mr. Farmer said he is eager to hear what electric vehicles are really going to do over the next five years versus what they thought it was going to do.

iii. S.C. Power Team's Economic Development Review, March 13-15.

- Mr. Farmer said he will be attending next month. He said this is always a great conference.

8. Comments by and discussion items from the Committee Members

- Mr. Reeder said keep up the great work to Mr. Farmer.

## 9. Executive Session

§30-4-70 (a)(2) and (a)(5): Discussion of matters incident to proposed contractual arrangements, and related to the proposed location, expansion, or the provision of services encouraging location or expansion of industries or other business in the area served by the public body, including Projects Artemis, Cardinal, Roar, Opportunity, Phoenix, Night Train, Giga and other unnamed projects.

- Mr. Shealy made a motion to go into executive session; Mr. Reeder provided the second and the motion was approved 3-0 at 6:33 p.m.
- At 6:58 p.m., Mr. Shealy made a motion to come out of executive session; Mr. Reeder provided the second and the motion was approved 3-0.
- Mr. Hipp said there was no action taken in executive session.

## 10. Adjourn

- At 6:59 p.m., Mr. Shealy made a motion to adjourn; Mr. Reeder provided the second and the motion was approved at 3-0.

**NEWBERRY COUNTY COUNCIL ECONOMIC  
DEVELOPMENT COMMITTEE**

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**Leslie Hipp, Committee Chairman**

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**Andrew Wigger, Clerk to Council**

**Minutes Approved:** \_\_\_\_\_



**Newberry County  
Administration**

1309 College Street  
P.O. Box 156  
Newberry, SC 29108  
803-321-2100



**Agenda Item Briefing**

**Subject:** Appointed Officials Salary Progression

**Prepared By:** Jeff Shacker

**Title:** Ord. No. 01-01-2024 - Appointed Officials Salary Progression

**Department/Division:** NA **Date Prepared:** 1/12/2024

**Legal Review** \_\_\_\_\_ **Date:**

**Finance Review:** \_\_\_\_\_ **Date:**

**Administrator Review:** \_\_\_\_\_ JSS **Date:** 1/12/2024

**Requested meeting:** ☐ Committee ☒ County Council

**Meeting Date:** Wednesday, February 7, 2024

**FIDUCIARY:**

Are funds allocated in the department's current fiscal year budget?

☒ Yes

☐ No

If NO, is a budget amendment necessary?

☐ Yes

☒ No

**STAFF'S RECOMMENDED ACTION:** Staff respectfully requests that council give second reading approval to Ordinance No. 01-01-2024, which will adjust the system of compensating appointed county officials who are appointed by authority other than County Council or the County Administrator. There are three job classifications that fall in this category. They are the county's Veterans Affairs Officer, Voter Registration and Elections Director, and Magistrate. Ordinance No. 01-01-2024 will amend the system of compensating Appointed Officials such that the salary progression schedule for Appointed Officials is consistent with the salary progression schedule for Countywide Elected Officials. Should council approve the proposed ordinance, the step-up compensation for the three job classifications governed by this ordinance will follow the same schedule as the current step-plan for elected officials. That schedule is as follows:

<u>Years of Service</u>	<u>Percentage of Maximum Salary</u>
Years 0 – 2	80% of the Maximum Salary
Years 3 – 4	85% of the Maximum Salary
Years 5 – 6	90% of the Maximum Salary
Years 7 – 8	95% of the Maximum Salary
Years 9 & On	100% of the Maximum Salary

**ADDITIONAL FISCAL/BUDGETARY MATTERS TO CONSIDER:** There will be no immediate fiscal impact of the proposed change and only minimal impact in future years. This is because currently the county has five Appointed Officials whose compensation would be in part governed by this ordinance. One of those positions is vacant (Elections Director), two are occupied by officials with less than two years of service in their respective positions (Veterans Affairs Officer and one of the county's three Magistrates), and the remaining two (two Magistrates) are tenured employees who are already compensated at the current maximum salary for their position.

**SUMMARY DISCUSSION:** NA

**ADDITIONAL COMMENTS FOR CONSIDERATION:** NA

**ATTACHMENTS:** Please find Ordinance No. 01-01-2024 attached.

STATE OF SOUTH CAROLINA     )  
   )  
COUNTY OF NEWBERRY             )

**ORDINANCE NO. 01-01-2024**

**AN ORDINANCE TO PROVIDE FOR THE DETERMINATION OF SALARIES FOR COUNTY APPOINTED OFFICIALS OTHER THAN THOSE APPOINTED BY COUNTY COUNCIL OR THE COUNTY ADMINISTRATOR, AND TO PROVIDE FOR THE REGULAR EVALUATION OF SALARIES FOR SUCH OFFICIALS.**

**WHEREAS**, Newberry County Council established a system of compensating appointed county officials who are appointed by authority other than County Council or the County Administrator (“Appointed Officials”) on November 18, 2015, with the passage of Ordinance No. 10-23-15; and

**WHEREAS**, Newberry County Council established a system of compensating the Auditor, Clerk of Court, Coroner, Probate Judge, Sheriff, and Treasurer (“Countywide Elected Officials”) on February 15, 2017, with the passage of Ordinance No. 01-01-17; and

**WHEREAS**, Newberry County Council now desires to amend the system of compensating Appointed Officials such that the salary progression schedule for Appointed Officials is consistent with the salary progression schedule for Countywide Elected Officials.

**NOW, THEREFORE BE IT ORDAINED** by the County Council of the County of Newberry, in Council duly assembled this 21<sup>st</sup> day of February 2024 as follows:

**Section 1.     Salary Changes to Follow Annual Budget Cycle.**

Beginning with the annual operating budget for July 1, 2024, and continuing with each subsequent annual operating budget, County Council shall determine whether there will be changes in salaries for Appointed Officials, provided that such changes are not otherwise pre-determined by this Ordinance herein below. Any increases to salaries will be expressed as a percentage, which need not be the same for all Appointed Officials. Such percentages will be applied to the maximum salaries of Appointed Officials whose maximum salaries are listed in Section 2, below. However, the rate at which any state mandates increase salaries for Appointed Officials will be deducted from any percentage increase for Appointed Officials’ salaries that may be determined by County Council. Salary increases made pursuant to this Section will take effect on the first day of the County’s fiscal year, unless otherwise directed by County Council.

**Section 2.     Maximum Salaries for Appointed Officials, Effective Date.**

For purposes of this Ordinance, the term “Maximum Salaries” shall pertain to the County portions of those salaries being paid to the Appointed Officials listed below, as of February 21, 2024, plus any increases above these amounts granted thereafter by County Council in accordance with Section 1, above. The indexed list of these Maximum Salaries will be maintained and updated in the Office of the County Administrator as directed by County Council, in accordance with those increases granted under Section 1, above, or as otherwise set forth herein or directed by County Council. The implementation of this Ordinance (effective date) shall be immediate.

<b><u>Appointed Official</u></b>	<b><u>Maximum Salary</u></b>	<b><u>First Indexing</u></b>
Election / Registration Director	\$63,750.00	July 1, 2024
Magistrates*	\$72,328.00	July 1, 2024
Veterans Affairs Officer	\$63,750.00	July 1, 2024

\*Excludes Chief Magistrate supplement.

### **Section 3. Salaries for Current Appointed Officials, Successors in Office, and Progression of Salaries.**

Appointed Officials serving on the date of the adoption of this Ordinance and their successors shall be paid as follows, in accordance with time of service. Appointed Officials with less than two years of service in their respective positions shall be paid a beginning salary equal to eighty percent (80%) of the corresponding current Maximum Salary established in Section 2, above. Salaries for Appointed Officials will be increased in two-year increments to represent an additional five percent (5%) of the indexed maximum listed in Section 2, above. Such officials shall be paid no less than 85% of the maximum at the beginning of their third (3<sup>rd</sup>) year of service, no less than 90% of the maximum at the beginning of their fifth (5<sup>th</sup>) year of service, no less than 95% of the maximum at the beginning of their seventh (7<sup>th</sup>) year of service, and 100% of the maximum at the beginning of their ninth (9<sup>th</sup>) year of service and for all years thereafter. Years of service need not be consecutive for progressive increases to apply, to the degree that successors have prior experience in that specific position; neither similar experience nor experience at a lesser position in the department shall apply.

### **Section 4. Salaries for Magistrates.**

Other provisions of this Ordinance notwithstanding, Magistrates shall be compensated at a salary not less than the appropriate amount pursuant to Section 22-8-10 et. Seq. of the Code of Laws of South Carolina, 1976, as amended. Council, in its sole discretion, may elect to enhance the minimum salary pursuant to the established formula. Nothing in this Ordinance shall be construed as superseding the requirements of Section 22-8-10 et. Seq. of the Code of Laws of South Carolina, 1976, as amended.

### **Section 5. Request to Council by Appointed Officials for Salary Increases.**

Nothing in this Ordinance shall prevent an Appointed Official from requesting of County Council a salary increase other than the one described in this Ordinance. Nothing in this Ordinance shall prevent County Council from granting a salary increase other than one described in this Ordinance.

**Section 6. Previous Methods of Considering Appointed Official Salary Increases Abolished.**

All ordinance and policy provisions previously in place that conflict with the provisions of this Ordinance are hereby repealed. Likewise, all previous procedures, discussions, or understandings related to the administration of salaries for those Appointed Officials listed in Section 2, above, that are in conflict with the provisions of this Ordinance are hereby declared null, void, and of no effect.

**Section 7. Severability.**

If any section, subsection, or clause of this Ordinance shall be deemed unconstitutional or otherwise invalid, the validity of the remaining sections, subsections and clauses shall not be affected and shall be enforced accordingly.

**NEWBERRY COUNTY COUNCIL**

(SEAL)

**BY:** \_\_\_\_\_  
**Todd Johnson, Chairman**

**ATTEST:**

\_\_\_\_\_  
**Andrew Wigger, Clerk to Council**

**Approved as to form:**

\_\_\_\_\_  
**Joanie Winters, Interim County Attorney**

\_\_\_\_\_  
**Jeff Shacker, County Administrator**

**1<sup>st</sup> Reading: January 17, 2024**  
**2<sup>nd</sup> Reading: February 7, 2024**  
**Public Hearing: February 7, 2024**  
**3<sup>rd</sup> Reading: February 21, 2024**

**Newberry County  
Administration**

1309 College Street  
P.O. Box 156  
Newberry, SC 29108  
803-321-2100



**Agenda Item Briefing**

**Subject:** Adoption of 2023-2033 Comprehensive Plan

**Prepared By:** Jeff Shacker      **Title:** Ordinance No. 02-01-2024 - Adoption of Comprehensive Plan

**Department/Division:** NA      **Date Prepared:** 1/29/2024

**Legal Review:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Finance Review:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Administrator Review:** \_\_\_\_\_ JSS **Date:** 1/29/2024

**Requested meeting:** ☐ Committee ☒ County Council      **Meeting Date:** Wednesday, February 7, 2024

**FIDUCIARY:**

Are funds allocated in the department's current fiscal year budget?      ☒ Yes      ☐ No

If NO, is a budget amendment necessary?      ☐ Yes      ☒ No

**STAFF'S RECOMMENDED ACTION:** Staff respectfully requests that council give first reading approval to Ordinance No. 02-01-2024, which will adopt a Comprehensive Plan for Newberry County for a ten-year period beginning in 2023 and ending in 2033.

The South Carolina Local Government Comprehensive Planning Enabling Act of 1994 (S.C. Code of Laws, Title 6, Chapter 29) requires that counties and municipalities adopt comprehensive plans to guide their planning programs and to serve as a road map for future development within their jurisdictions.

County and municipal comprehensive plans must meet the minimum requirements of the Act, must contain the 10 elements required by the Act, must be updated every 10-years, and must be adopted by ordinance after conducting a public hearing for which a 30-day notice has been provided.

Beginning in August, Council received presentations of the required elements and accepted them by motion and vote, as recommended by the County Planning Commission. The schedule of presentations was as follows:

<u>Element</u>	<u>Date Presented and Accepted</u>
Community Facilities	08/16/2023
Cultural Resources	08/16/2023
Housing	08/16/2023

Population	08/16/2023
Transportation	08/16/2023
Natural Resources	11/15/2023
Priority Investment	11/15/2023
Resiliency	11/15/2023
Economic	12/06/2023 and 01/03/2024
Land Use	12/06/2023 and 01/03/2024

Staff respectfully requests council give first reading approval to this ordinance, which will adopt the county's new ten-year comprehensive plan. This plan will serve as a guide for future development and activities within Newberry County. However, it in no way alters the zoning of property within Newberry County and in no way amends the zoning and land development ordinances or regulations of the county. Additionally, council may periodically revisit the plan at its discretion, and in consultation with the County Planning Commission, to make changes, alterations, and/or corrections to the plan when deemed necessary or beneficial to the county – particularly as circumstances change over time.

**ADDITIONAL FISCAL/BUDGETARY MATTERS TO CONSIDER:** NA

**SUMMARY DISCUSSION:** NA

**ADDITIONAL COMMENTS FOR CONSIDERATION:** NA

**ATTACHMENTS:** Please find Ordinance No. 02-01-2024 attached.

STATE OF SOUTH CAROLINA     )  
   )  
COUNTY OF NEWBERRY            )

**ORDINANCE NO. 02-01-2024**

**AN ORDINANCE TO ADOPT THE NEWBERRY COUNTY 2023-2033 COMPREHENSIVE PLAN AS MANDATED BY THE SOUTH CAROLINA LOCAL GOVERNMENT COMPREHENSIVE PLANNING ENABLING ACT OF 1994, AS AMENDED; AND TO PROVIDE FOR THE REPEAL OF ALL PRIOR COMPREHENSIVE PLANS AND ORDINANCES.**

**WHEREAS**, the South General Assembly enacted an amendment to the Code of Laws of South Carolina to incorporate therein a new Chapter 29 to Title 6 of the Code of Laws of South Carolina, 197, as amended, entitled “South Carolina Local Government Comprehensive Enabling Act of 1994” which repealed certain previously-enacted planning acts and codes; and

**WHEREAS**, the 1994 South Carolina Local Government Comprehensive Planning Enabling Act, as amended, requires that the local planning commission develop and maintain a planning process which will result in the systematic preparation and continuing re-evaluation and updating of certain planning elements considered critical, necessary and desirable to guide the development and redevelopment of the areas within its jurisdiction; and

**WHEREAS**, the previous Newberry County Comprehensive Plan was adopted in 2012; and

**WHEREAS**, the Newberry County Joint Planning Commission approved a recommendation to adopt the Newberry County 2023-2033 Comprehensive Plan; and

**WHEREAS**, Newberry County Council has reviewed the draft of the 2023-2033 Comprehensive Plan and has determined that the 2023-2033 Newberry County Comprehensive Plan should be adopted, approved and implemented in order to comply with the mandate of the South Carolina Local Government Comprehensive Planning Act of 1994, as amended; and

**WHEREAS**, Newberry County Council, by adopting this ordinance, also repeals all prior Comprehensive Plans and Ordinances.



**NOW, THEREFORE BE IT ORDAINED** by the County Council of the County of Newberry, in Council duly assembled this 6<sup>th</sup> day of March 2024 that the 2023-2033 Comprehensive Plan is hereby adopted in accordance with the provisions of the South Carolina Local Government Comprehensive Planning Enabling Act of 1994, as amended.

**NEWBERRY COUNTY COUNCIL**

**BY:** \_\_\_\_\_  
**Todd Johnson, Chairman**

**(SEAL)**

**ATTEST:**

\_\_\_\_\_  
**Andrew Wigger, Clerk to Council**

**Approved as to form:**

\_\_\_\_\_  
**Joanie Winters, Interim County Attorney**

\_\_\_\_\_  
**Jeff Shacker, County Administrator**

**1<sup>st</sup> Reading: February 7, 2024**  
**2<sup>nd</sup> Reading: February 21, 2024**  
**Public Hearing: February 21, 2024**  
**3<sup>rd</sup> Reading: March 6, 2024**

STATE OF SOUTH CAROLINA     )  
   )  
COUNTY OF NEWBERRY             )

**ORDINANCE NO. 02-02-24**

**AN ORDINANCE AUTHORIZING THE ACCEPTANCE OF NORTHSHORE  
ROAD INTO THE NEWBERRY COUNTY PUBLIC ROAD SYSTEM**

**WHEREAS**, Edgewater Shores Development Company made application to the Newberry County Planning and Zoning Department for approval of a subdivision known as Edgewater Shores, located within the planning jurisdiction of Newberry County, South Carolina; and

**WHEREAS**, the Newberry County Public Works Department has inspected a newly constructed road within said subdivision named Northshore Road and has confirmed that it is constructed to the standards set forth in the Newberry County Road Ordinance and codified in Chapter 91 of the Newberry County Code of Ordinances; and

**WHEREAS**, Edgewater Shores Development Company has provided a surety bond of \$11,250.00, which the County Council of the County of Newberry has accepted, in a form and amount that conforms with the requirements set forth in the Newberry County Road Ordinance and codified in Chapter 91, Section 20 of the Newberry County Code of Ordinances, to Newberry County as security for the maintenance of the road.

**NOW, THEREFORE BE IT ORDAINED** by the County Council of the County of Newberry, in Council duly assembled this 20<sup>th</sup> day of March 2024 that:

1. Northshore Road, as described on plat recorded in Plat Book AV at page 41 in the office of the Clerk of Court for Newberry County, is accepted into the Newberry County Public Road System as a public road of the County of Newberry.
2. The County of Newberry is hereby responsible for the maintenance and upkeep of Northshore Road.
3. Northshore Road is hereby under the jurisdiction of the County of Newberry for purposes of law enforcement and regulation of use, including the issuance of encroachment permits for installation of utility easements in the road right of way.

**NEWBERRY COUNTY COUNCIL**

**(SEAL)**

**BY:** \_\_\_\_\_  
**Todd Johnson, Chairman**

**ATTEST:**

\_\_\_\_\_  
**Andrew Wigger, Clerk to Council**

**Approved as to form:**

\_\_\_\_\_  
**Joanie Winters, Interim County Attorney**

\_\_\_\_\_  
**Jeff Shacker, County Administrator**

**1<sup>st</sup> Reading: February 21, 2024**  
**Public Hearing: March 6, 2024**  
**2<sup>nd</sup> Reading: March 6, 2024**  
**3<sup>rd</sup> Reading: March 20, 2024**



LOVE CHEVROLET COMPANY

100 PARKRIDGE DR

Columbia, South Carolina 29212

DON LOCKHART LOVE CHEVROLET FLEET 803-513-5905

DLOCKHART@LOVEAUTO.COM

STATE CONTRACT REFERENCE #4400031134

2024 CHEVROLET SILVERADO 2500 CREW CAB WT 4X4

\$50883.00

PRICES INCLUDES SC IMF FEE AND DMV TEMP TAGS

WHITE EXTERIOR

EBONY VINYL INTERIOR

4 WHEEL DRIVE- LONG BED

6.6L GAS ENGINE

10 SPEED AUTOMATIC TRANSMISSION-ALLISON

A/C, TILT WHEEL AND CRUISE CONTROL

POWER WINDOWS, DOOR LOCKS,

POWER VERTICAL TRAILERING MIRRORS

7" COLOR TOUCH AM/FM STEREO WITH BLUETOOTH

FRONT BENCH 40/20/40 SEATS WITH FOLDOWN ARMREST

VINYL FLOOR

DEEP TINTED GLASS

KEYLESS REMOTE ENTRY

LOCKING DIFFERENTIAL

10650 GVW

SKID PLATES

ASSIST STEPS

PUSH BUTTON START

INTELLIBEAM HEADLAMPS

DEEP TINTED GLASS

REAR VISION CAMERA

REAR DEFOGGER

SPRAYIN FACTORY CARGO BED LINER

LED LIGHTING IN CARGO BED

UPFITTER SWITCHES

TRAILERING HITCH AND WIRING

17" PAINTED STEEL WHEELS

17" ALL SEASON TIRES

3:73 REAR AXLE RATIO

FOLLOWING DISTANCE INDICATOR

SENSOR FOR FORWARD COLLISION ALERT

AUTOMATIC EMERGENCY BRAKING

INTEGRATED TRAILER BRAKE CONTROLLER