

CPST Commission Meeting Minutes 4-25-2016 – 5:00 P.M.

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

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

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

Media Present: Carson Lambert, Newberry Observer

Chairman Waldrop called the meeting to order. He reminded the audience that all Commission meetings are held in open session. He felt the process was on track. He emphasized that the public was not being excluded, but the deliberation meetings would not include public comments, as these had already been received. He reiterated that the Commission would do their best for Newberry County.

Chairman Waldrop called upon Mr. Theo DuBose to inform the Commission of the current forecast for available funding. Mr. DuBose stated that, after reviewing the current cash flow and market conditions, he would advise the Commission to use \$19.8 million for bonded (tier 1) projects and \$1.4 million for non-bonded (tier 2) projects. The total amount available would be \$21.2 million. The tier 1 projects could begin as soon as the bonds are issued. The tier 2 projects could begin as additional funds become available, after the bonds are paid off (five to six years). He also reminded the Commission that County Council has the authority to determine the order (priority) of the projects on the ballot, though not the contents of the ballot. The Commission may present to County Council their preferred order, but County Council does not have to follow. In past iterations of the tax, Council has chosen not to change the order and has accepted both the Commission's ballot and its priority preferences (ordering on the ballot).

Chairman Waldrop distributed copies of the 2010 CPST ballot question for Commissioners to refresh themselves. Commissioner Coggins stated that he felt the 2010 ballot development process worked well and that the 2016 process should follow suit.

Vice-Chair Joiner expressed her thoughts on developing a ballot with the minimum requested for projects. Commissioner Coggins agreed. Several projects had presented reduced-amount versions of their original project requests. Commissioner Coggins also stated that where there were multiple projects, the Commission should consider the entity's number one project (for the first ballot option).

Commissioner Spotts felt that the Commission should try to identify which projects were the prime projects and work from there. He expressed concern about choosing a lead project that was very expensive.

Wayne Adams spoke to the Commissioners and directed their attention to a spreadsheet that could be used to formulate possible ballot options. As project amounts were entered into the spreadsheet, the remaining funds would be calculated in successively reduced amounts.

Several scenarios were considered before the Commission reached a consensus that entities' first priorities should be entered to determine an "Option A" ballot. The first priority projects were entered at the minimum amounts requested. Mr. Adams reminded the Commission that this was just an exercise, and that numerous ballots could be formulated before the Commission makes a final recommendation to County Council.

Commissioner Coggins did not feel that the Option A ballot spread projects to all areas of the County. Alternate Morris felt the Museum should receive its fair share, as well as the Opera House. She was concerned about the Detention Center not being included.

Commissioner Spotts was concerned that some projects are taking up large amounts of funding.

Commissioner Joiner expressed that the radio system touched everyone. All agreed but were concerned that the voters might not understand.

Alternate McCartha felt the Museum would be a big vote getter. Commissioner Coggins agreed.

Chairman Waldrop stated that the projects should touch all geographic locations. He also gave a recent example of why the radio system was important. Just yesterday a fire was burning in Silverstreet and a deputy could not call "county control" because his walkie [mobile radio] did not have service. He felt the radio system was a necessity.

Commissioner Joiner asked Mrs. Reid about the minimum to get the Museum project up and running. \$2.2 million is the minimum. Commissioner Toland asked how the project would be funded if not on the ballot. Mrs. Reid told her that the CPST was their only shot. Grants could be applied for at a later date. Neither Mrs. Reid nor Jamil Ibreak (Alliance Consulting Engineers) felt the Museum could wait for the non-bonded funding.

Commissioner Coggins suggested that Option A ballot be completed and that the Commission then move to a second ballot and plug in different projects. All commissioners agreed to include the Opera House, add \$100,000 to Pomaria. The balance was allocated to Consolidated Fire. Ballot A was completed (see attachment A.)

The Commission then moved to formulation of an Option B was ballot. The basis for this option was the Commission's consensus on its preferences among the submitted projects. Attachment B represents the results of this exercise.

Commissioners requested copies of the two ballots (Option A and Option B). Each could review and possibly develop another ballot option at the next meeting (May 2 at 5:00 PM).

Meeting was adjourned at 6:40 PM.

A

| | | | | |
|----|--|----|------------|----|
| 1 | Renovation, restoration of Silverstreet Auditorium | | | |
| 2 | Well Rehab and Water Tank Construction (Prosperity) | \$ | - | |
| 3 | Whitmire Church Street/Hwy. 72 Water Line Replacement | | | |
| 4 | City of Newberry Recreational Complex Construction | \$ | 4,075,000 | 2 |
| 5 | Prosperity Civic Center and Recreational Complex Improvements | \$ | 770,000 | 3 |
| 6 | Opera House HVAC Improvements | \$ | 155,000 | 5 |
| 7 | Well Rehab and Water Tank Construction (Whitmire) | | | |
| 8 | Little Mountain Computer Center and Library Upgrades | \$ | 245,000 | 8 |
| 9 | Consolidated Fire District Water Supply Improvement | \$ | 900,000 | 10 |
| 10 | Newberry Museum | | | |
| 11 | Detention Center Repairs/Improvements | | | |
| 12 | Emergency Services Fire Training Complex | | | |
| 13 | NCWSA Lake Murray Water Treatment | \$ | 3,865,875 | 4 |
| 14 | NCWSA Mid-Carolina Commerce Park - Storage Tank & Main | | | |
| 15 | Old Pomaria School Building Renovation | \$ | 700,000 | 6 |
| 16 | 800 MHz Emergency Services Radio System | \$ | 7,400,000 | 1 |
| 17 | Whitmire Town Hall/Police Department Remodel/Upgrades | \$ | 1,000,000 | 7 |
| 18 | Silverstreet Demolition of Old School Building/New Walking track | \$ | 700,000 | 9 |
| | | \$ | 19,810,875 | |
| | Remainder of Bonded Funding (\$19.8 million) | | (\$10,875) | |

Non-Bonded

\$ 1,400,000

\$ 1,400,000

B

| | | | | |
|----|--|--|------------|------------|
| 1 | Renovation, restoration of Silverstreet Auditorium | | | |
| 2 | Well Rehab and Water Tank Construction (Prosperity) | | | |
| 3 | Whitmire Church Street/Hwy. 72 Water Line Replacement | | | |
| 4 | City of Newberry Recreational Complex Construction | \$ | 4,075,000 | 3 |
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| 6 | Opera House HVAC Improvements | \$ | 155,000 | 4 |
| 7 | Well Rehab and Water Tank Construction (Whitmire) | | | |
| 8 | Little Mountain Computer Center and Library Upgrades | \$ | 245,000 | 10 |
| 9 | Consolidated Fire District Water Supply Improvement | | | |
| 10 | Newberry Museum | \$ | 2,200,000 | 2 |
| 11 | Detention Center Repairs/Improvements | \$ | 1,600,000 | 11 |
| 12 | Emergency Services Fire Training Complex | | | |
| 13 | NCWSA Lake Murray Water Treatment | | | |
| 14 | NCWSA Mid-Carolina Commerce Park - Storage Tank & Main | \$ | 1,000,000 | 6 |
| 15 | Old Pomaria School Building Renovation | \$ | 655,000 | 7 |
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| 18 | Silverstreet Demolition of Old School Building/New Walking track | \$ | 700,000 | 9 |
| | | \$ | 19,800,000 | |
| | | Available Funding | \$ | 19,800,000 |
| | | Remainder of Bonded Funding (\$19.8 million) | \$ | - |

Non-Bonded

1,400,000