

**REGULAR MEETING OF NEWBERRY CITY COUNCIL  
HELD IN COUNCIL CHAMBERS, CITY HALL, NEWBERRY, SC  
July 19, 2016 – 7:00 P.M.**

Members Present: Mayor Foster Senn, Councilman Zebbie D. Goudelock, Councilman Thomas Louis Boyd, Councilman David E. DuBose, Councilman David T. Force, Councilman Edwin E. Wicker and Councilman R. LeMont Glasgow

Also Present: City Manager W. A. Harvey, Assistant City Manager Matt DeWitt, Municipal Clerk Jennie O'Shields, Utility Director Marc Regier, Fire Chief Keith Minick, Interim Police Chief Roy McClurkin, Planning and Development Director Ward Braswell, PRT Director Scott Sawyer Others Present: Regina Trujillo, Janet Ringer, Aubrey and Dianne Horne, Misty West, Lisa Toland, Dale Rikard, Terry Crapps, Johnnie Caldwell, Rinzee Stansberry, Jr., and others. News representative: Sami Truong and Scott Maleryk

**CALL TO ORDER**

Mayor Senn called the meeting to order and led in the Pledge of Allegiance. Councilman Glasgow gave the invocation.

**MINUTES**

Councilman Goudelock made a motion, seconded by Councilman Boyd to approve the minutes of the regular meeting of Newberry City Council held on June 14, 2016 and a Special Meetings held on June 21<sup>st</sup> and June 29, 2016 as presented. Mayor Senn declared the motion carried following a unanimous vote of City Council members present.

**FINANCIAL REPORT**

Mayor Senn advised that members of City Council had received a copy of the Financial Report and Financial Summary for the period ending June 30, 2016 and noted that the report would be attached to the minutes. City Manager Harvey gave a brief explanation of the financial statement highlighting property tax collection, water and sewer receipts and the increase in business licenses.

Mayor Senn asked about the significant reduction in CTC funding and was told by City Manager Harvey that those funds were recommitted through the year but that the City of Newberry would continue to apply for grant money to improve the streets and roads.

**RECOGNITION OF EMPLOYEES:**

Mayor Senn and City Manager Harvey recognized Regina Trujillo for her 10 years of service with the Finance Department. Terry Crapps was recognized for his ten years of service with the Utility Department and Johnnie Caldwell for his fifteen years of service with the PRT

Department. All received a certificate and gift selection packet commensurate with their years of service.

**PUBLIC HEARING:**

**Amending the Zoning Map for Fair Ave. and Kendall Rd.**

Mayor Senn convened a public hearing for the purpose of receiving comments concerning proposed changes to the City's Zoning Map to allow the rezoning of a 3.4 acre parcel located on Fair Avenue and Kendall Road, designating it as basic industrial (BI) to allow a small assembly business to be established.

Mayor Senn declared a public hearing for the purpose of receiving comments concerning the proposed Zoning Map and Future Land Use Map.

Misty West came forward to speak in favor of the Zoning Map change. Ms. West indicated the Oakland project had been very selective in developing the Oakland Mill area and had decided to develop part of the mill property to include a small manufacturing plant. She stated that West Development has been in talks with Bob James, President of ThermaFlo of Charlotte, N.C. and he had decided to move his company to Newberry after looking at several other towns. ThermaFlo makes small boiler systems with 15 to 20 employees that would relocate to Newberry. In addition, the company would have other jobs that would need to be filled. Ms. West stated that the offices were slated to move to Newberry before the Labor Day holiday and operations and manufacturing would follow around the first of the year.

Ms. West stated that the plan for the Oakland site included building a new entry from Hwy 121/Kendall Road to ease the commercial traffic in the mill neighborhood.

Mayor Senn called for any others to come forward speak in favor of or against the Zoning Map amendment.

There were no other speakers and there was no opposition.

Mayor Senn declared the public hearing closed.

**CITIZEN REQUEST**

Mayor Senn indicated that Ms. Dale Rikard had asked to address City Council regarding her recent water/sewer bill.

Ms. Rikard came forward to address Council. She stated that she lives about 1 mile out of the city limits and that her water/sewer bill had increased over the last couple of years. She indicated that she was a conservative user and had had her home checked for any leaks. The plumber she hired confirmed that there were no leaks in her water system. She further stated that her power bill was less than her water and sewer charges for the month of June.

Mayor Senn requested that City Manager Harvey and Utility Director Regier compile the data and give Council a report on their findings.

**ORDINANCE:**

**Ordinance #2016-1010- annex parcel 341-1-22-3  
into City Limits – First Reading**

Mayor Senn presented for first reading an Ordinance (#2016-1010) to annex parcel 341-1-22-3 into the City Limits of Newberry. The parcel of land is located between Fair Avenue and S.C Hwy 121/Kendall Road, behind the Oakland Mill property and allow for a separate entrance to the property.

Councilman Glasgow made a motion, seconded by Councilman Boyd to approve first reading of the Ordinance to annex parcel 341-1-22-3. Mayor Senn declared the motion carried by a unanimous vote of City Councilmembers.

**ORDINANCE:**

**Ordinance #2016-1011- Amend the City Zoning  
Map and future land use – First Reading**

Mayor Senn offered for first reading an Ordinance (#2016-1010) to amend the City's Zoning Map and future land use. West Development, LLC has requested to have a parcel of land (341-1-22-3) zoned basic industrial (BI) to allow a small assembly business to be established.

Councilman Goudelock made a motion, seconded by Councilman Boyd to approve first reading of the Ordinance to amend the City's Zoning Map. Mayor Senn declared the motion carried by a unanimous vote of City Councilmembers.

**EXECUTIVE SESSION**

Councilmember Goudelock made a motion to enter Executive Session for the purpose of discussing personnel matters related to Boards and Commissions as described in the agenda. Councilmember Boyd seconded the motion which was carried by a unanimous vote of the City Council members.

Councilmember Goudelock made a motion, seconded by Councilmember DuBose to return to open session. Mayor Senn declared the motion carried by a unanimous vote of the City Council members.

No action was taken by City Council.

**ADJOURNMENT**

There being no further business before City Council, Councilmember Goudeock made a motion to adjourn the meeting at 8:08 P.M. Councilmember Boyd seconded the motion which was carried by a unanimous vote of City Council members.

  
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**Foster Senn**  
MAYOR

**ATTEST:**  
  
M. Jennifer O'Shields, City Clerk  
Newberry, South Carolina

(SEAL)