



# TOWN OF CAMPOBELLO

## Council Meeting – Work Session Minutes

### July 1, 2024

1. The Work Session meeting of the Campobello Town Council was called to order by Mayor Jason Shamis on July 1, 2024, at 6:45 p.m. located at 50 Broad St., Campobello, SC. Council Members present were Reitha Stevenson, Joe McDowell and Alician Sprouse. Council member Aaron Ash was absent. Also in attendance was Police Chief Chad McNeill and Fire Chief Brandon McNeill.

#### 2. **NEW BUSINESS:**

- Planning & Zoning Committee Member, Katherine Williamson, spoke on the rezoning request of 203 N. Main St. from R-1 to C-3. Everything around the address is zoned for C-3. Mayor Shamis gave a summary that the brick building will eventually become apartments upstairs with store fronts on the bottom level. The owner needed the property at 203 N. Main St for parking and septic use. The Committee recommends approval of the request based on the following:

- The lots adjacent and across from the lot are zoned commercial.
- The current residential house is in poor condition with multiple code violations.
- For the development of 105 North Main Street to continue, additional space is needed to accommodate for the septic tank/lines and parking. Rezoning 203 N. Main Street satisfies this need for additional space for this purpose.
- Allowing this lot to be rezoned aids in positively developing the downtown area. The restoration of the adjacent lot for residential apartments and small business is a needed improvement for our town.

There is a septic system there, but the owner is not sure it is even operable. DHEC plans will need to be reviewed by the Planning & Zoning Committee before the parking plans can be approved. Mr. Mock confirmed that he is working with a septic engineer as far as the two-story brick building. His plans are to demolish the house and the plan is to use it for parking, so he can add 6 units to the second floor of the brick building. They are also anticipating a parking variance later after the house is demolished. Town resident Owenby suggested that DHEC get involved so they might approve a septic system for 6 apartments.

- With regards to the Town taking over the cost of streetlights for subdivisions in town, Mayor Shamis suggests that we research this more before making a decision. He has contacted the City of Inman and they do pay for streetlights in subdivisions in the Town, but he has not heard back from the City of Landrum. The Town already pays for the lights on Old Asheville Hwy, but not in the subdivision. Jeff Guilbault with ACOG said that by our ordinances, the HOA is responsible for streetlighting. This can certainly be amended. He has 22 years of experience dealing with streetlighting in Anderson. So the Town needs to consider what type of lighting the subdivision will get, such as a fancier style of lighting rather than a light on a Duke Power pole. In this situation, the subdivisions had to make a cash deposit to Duke Energy to help offset the cost of the decorative lighting. However, once approved, there will be additional lighting requests for streets with little to no lighting in the subdivision. A lot of towns allow

for the lighting, but are refusing to take over roads and leaving that to the HOAs. There is a lot to consider, one being that this will be a cost forever once you take it on. This item will be added to the agenda for August.

- Council Member Stevenson brought up the issue of golf cart usage in Town. She asked for Police Chief McNeill to speak on the laws regarding them. Police Chief McNeill read the state's law, and it says if the road/highway is 35 mph or less you can drive on it with a golf cart. It also must be insured and have the proper State decal affixed and no drivers under 16 years of age. Mayor Shamis said that there is an idea of not only having the bridge on Old Asheville as a walking bridge but also wide enough for golf carts. The issue would be that someone would want to cross Asheville Hwy from Old Asheville Hwy and they would not be able to since it is a posted 55 mph. The speed limit sign would need to be moved 200 feet and you would go through the State to get that done.
- Police Chief McNeill said that the owners of the properties and mobile homes on Jane Lane would like a 'Children at Play' sign for the road. The owner of the property has agreed to pay for the signs.

### **3. OLD BUSINESS:**

- Council Member Stevenson said that Spartanburg just opened up a time capsule that was 63 years old. The capsule is on display at the Spartanburg County Library and is 16x16x4 and made of galvanized metal and welded together. She spoke with an expert regarding what kind of capsule we want. He said once we have the dimensions he could provide a quote. He said it should be no more than \$300 for the capsule. Also, a decision would need to be made if you want the capsule in the ground or in a cornerstone. Council member Stevenson said we need to include this in the plans for a new Town Hall.

### **4. OTHER BUSINESS:**

- None

### **5. ADJOURNMENT**

At 7:14 p.m., the Work Session was adjourned. Minutes were recorded by Town Clerk, Kim Hyder, on this 1st day of July, 2024.



# TOWN OF CAMPOBELLO

## Council Meeting Minutes – Regular Meeting

### July 1, 2024

1. The Council meeting of the Campobello Town Council was called to order by Mayor Jason Shamis on July 1, 2024 at 7:14 p.m. located at 50 Broad St., Campobello, SC. Council Members present were Reitha Stevenson, Joe McDowell and Alician Sprouse. Council Member Ash was absent. Also in attendance was Police Chief Chad McNeill and Fire Chief Brandon McNeill.
2. Council was introduced.
3. Mayor Shamis asked if Council had reviewed the June 3, 2024 work session minutes, June 3, 2024 council meeting minutes and June 25, 2024 work session minutes. Council Member Stevenson made a motion to accept the June 3, 2024 work session minutes, June 3, 2024 council meeting minutes and June 25, 2024 work session minutes, as written, which was seconded by Council Member McDowell and carried unanimously.
4. Mayor Shamis reiterated that the Council's meetings are run by Robert's Rules of Order. Anyone wanting to speak needs to complete a form to be submitted to Town Hall for Council's review and approval at least a week prior to the meeting. This will help us to run an effective meeting. Also, Mayor Shamis said that he is working with Inman and Landrum to come together to make the trail work for our good.
5. Police Chief Chad McNeill reported the Police Department had a total of 113 calls for the month of June. Of those calls, there were 50 traffic stops resulting in 30 tickets with 5 of those being drug related charges dealing with heroin and marijuana. Also, the SROs had 13 home visits. Chief McNeill mentioned National Night Out coming up on August 6<sup>th</sup> and requested that \$100 be used from Hospitality account to purchase gift cards to hand out. This is a free event for all communities and all school districts, not just District One. Chief McNeill also thanked Lt. Miller for his work in setting up the event. Council Member Stevenson asked when the next Court date would be, and Chief McNeill answered on July 10<sup>th</sup>. The time was changed from 6p to 10a to accommodate the Judge's schedule and it allows individuals to easily obtain the funds for their fine since banks are not open in the evenings. Council Member Sprouse made a motion that \$100 be taken out of Hospitality account to purchase gift cards for NNO, which was seconded by Council Member McDowell and carried unanimously. Mayor Shamis asked about the local EMS services and how many stations are around us. Chief McNeill answered Medic 11 which is across from Dill's Tire on Asheville Hwy and Landrum EMS in Landrum. However, all stations can be called upon to work different areas of in the County. They are averaging 3 to 4 calls a shift. Mayor Shamis said that is one of the main issues that the City and Town are working together to make better before the Trail comes. Mayor Shamis asked about FAVOR meetings. Council Member Sprouse will look into setting up another FAVOR meeting in Campobello. Mayor Shamis asked if Council had any further questions for the Police Department. No further questions were asked.
6. Fire Chief McNeill reported that the Campobello Fire Department had a total of 24 calls for the month of June. 9 of those calls were in Town limits, 8 in the fire service area and 4 were assisting other agencies. The Fire Department has run more medical calls as they have been asked to help

out EMS. We did get the new flags in and installed, and they look good. Fire Chief McNeill spoke on Lt. Miller and Hunter Jordan taking care of some extra cleaning at the park and restrooms, as it was a mess. Mayor Shamis asked if the council had any further questions for the Fire Department. No further questions were asked.

## **7. Old Business-**

- Council Member McDowell is continuing to meet with Erik Horton on another sewer plan as the first one failed to pass through Spartanburg Water.
- Police Chief McNeill reported that most ordinance issues have been taken care of.
- Mayor Shamis said they are still working on getting paint quotes for the fencing and for other work around the park. We are close to being done.
- Mayor Shamis will paint the town sign soon and has purchased the paint.
- Once we know more of if we want the capsule buried in the ground or in a cornerstone, then we can get a more final quote on the construction of a time capsule. This item will be tabled until the August meeting.
- The item of streetlighting in subdivisions will be tabled until the August meeting.
- Council Member Sprouse made a motion for a “Children At Play” sign to be placed on Jane Lane with the cost to be covered by The Fords, which was seconded by Council Member Stevenson and carried unanimously.
- Fire Chief McNeill said they have a capital replacement fund and are asking to take \$100,000 out of that account and place it in a 5-6 month CD with an interest rate of about 5%. The funds would be accessible if needed for a small penalty fee, but he doesn’t foresee that happening. Council Member Stevenson made a Motion to approve the removal of \$100,000 out of the Fire Department’s Capital replacement account to be placed into a CD, which was seconded by Council Member Sprouse and carried unanimously.

## **8. New Business-**

- Mayor Shamis read Rezoning Ordinance 2024.2 regarding 203 N. Main St. Council Member McDowell made a motion to accept the first reading of Ordinance 2024.2, which was seconded by Council Member Sprouse and carried unanimously.
- Council member Sprouse spoke of her desire to have an open folder which would contain names of those in need in our area. These names and needs would be available upon request for anyone in the community who could help. It could be anywhere from fixing a home or providing food. Mayor Shamis asked that a folder be put on Google Drive so that if anyone contacts Town Hall they can be added to this list and it be placed on the next agenda. Sprouse also asked if the entry fee for Christmas parade could be a toy. Mayor Shamis asked this item to be placed on an agenda closer to when the post is put out about the parade.

## **9. Other Business-**

- Katherine Williamson gave the update on Planning & Zoning by saying they are still looking for three people to join the committee due to members coming off. June was a busy month with the rezoning request for 203 N Main St. and reviewing building plans for 551 Bascule Ridge Lane. Both were unanimously approved. Also, a request to split the property at 51 S. Main St, which is owned by two brothers, Coleman and Joel Carson. They each have businesses on this property which are not the same, but complementary to each other. This was unanimously approved, with a requirement that the shared driveway would have right of way to both properties and this be added to the deed. The Committee's next meeting is July 9<sup>th</sup> at 1:00p. They have discussed changing the time. Possibly 2:30p or 3:00p. Mrs. Williamson will also update everyone on the next meeting date for the Rails to Trails project. It is in August, but she will make sure and notify the Town Clerk.
- Town Hall committee update: Mayor Shamis said that the original plan was to build Town Hall back where it was, but we also have 6 to 7 acres at 406 N. Main St. that can be utilized by the Town. Jeff Guilbault with ACOG has been brought in to help get us connected with someone who can help with a master plan. This item will be tabled until August.

**10. Adjourned- July 1, 2024 at 7:51 p.m.**

With no further business presented, Council Member Sprouse made a motion to adjourn, seconded by Council Member Stevenson and carried unanimously.

Let it be known, there are times it may be necessary for the Council Members to enter an executive meeting.

Town of Campobello Council Minutes were recorded by Town Clerk, Kim Hyder, on this 1st day of July, 2024.



# TOWN OF CAMPOBELLO

## Council Meeting Minutes – Special Meeting

### July 18, 2024

1. The Council meeting of the Campobello Town Council was called to order by Mayor Jason Shamis on July 18, 2024 at 6:30 p.m. located at 50 Broad St., Campobello, SC. Council Members present were Reitha Stevenson, Joe McDowell and Alician Sprouse. Council Member Ash was absent. Also in attendance was Police Chief Chad McNeill and Fire Chief Brandon McNeill.

#### 2. Old Business

- Mayor Shamis read Rezoning Ordinance 2024.2. He mentioned that the reason for the rezoning of this property is to make sure the Town doesn't demo the two-story brick building on the corner, which was condemned by the Town. Council Member Stevenson made a motion to accept the second reading of Ordinance 2024.2, which was seconded by Council Member McDowell and carried unanimously.
- Quotes for pest control services were reviewed. A-2 Exterminators, LadyBug Pest Solutions and Mosquito Hunters. Services would include the park, ballfield and the area where the food trucks set up. Services would begin in March and end after October. Council Member Sprouse would like to use someone local and Council Member McDowell agreed. A fourth quote was provided from Mosquito Joe's, but it only contained a quote on mosquito control and not ant control and did not include the food truck area. Council Member Stevenson made a motion to accept the quote from LadyBug Pest Solutions, which was seconded by Council Member McDowell and carried unanimously.

#### 3. New Business

- None

#### 4. Other Business

- None

#### 5. Adjourned- July 18, 2024 at 6:49 p.m.

With no further business presented, Council Member McDowell made a motion to adjourn, seconded by Council Member Stevenson and carried unanimously.

Let it be known, there are times it may be necessary for the Council Members to enter an executive meeting.

Town of Campobello Council Minutes were recorded by Police Chief, Chad McNeill, on this 18<sup>th</sup> day of July, 2024.



# TOWN OF CAMPOBELLO

## Council Meeting Minutes – Work Session

### July 18, 2024

1. The Council Work Session meeting of the Campobello Town Council was called to order by Mayor Jason Shamis on July 18, 2024 at 7:00 p.m. located at 50 Broad St., Campobello, SC. Council Members present were Reitha Stevenson, Aaron Ash, Joe McDowell and Alician Sprouse. Also in attendance was Police Chief Chad McNeill and Fire Chief Brandon McNeill.
2. **New Business**
  - None
3. **Old Business**
  - TOWN: Chief McNeill reported on behalf of Clerk Hyder, who was absent, by saying that the \$5,000 for the ACOG (Appalachian Council of Government) contract was added to the expenditures. This is for Jeff Guilbault who works with the Planning and Zoning Committee in preparation of zoning ordinances and other necessary documents, as well as helping with any questions or situations that arise. \$5,000 was also added to the Capital Expenditure/Building Fund budget which will be used to replace the leaking roof at Town Hall. Council Member Sprouse asked about any upgrades to radio systems for the Police Dept. Chief McNeill answered that they do not have any money budgeted for that as they are two or three years out before they will know which direction they need to go. The goal is to wait to see how the County proceeds, so we know what we need to buy. Council Member Sprouse made mention that the road repairs dropped. Chief McNeill could not provide an answer. Mayor Shamis mentioned that no money was spent out of the Road funds for 2023-2024. All questions as far as the Town's budget will be addressed with the Town Clerk upon her return.
  - POLICE: Christmas bonuses were added back to the budget by way of taking away from other line items. Health insurance will increase by 11% and begin January 2025. The Mayor said the State is increasing its Aid to Subdivision funds paid to Towns to help offset the cost of the insurance. Fuel has increased. Chief McNeill said through the SRO contract, we will be able to get some of the fuel cost back. He will find out exactly how much and report back to Council.
  - FIRE: The only changes to the budget would be the Fire Protection Service for the Town which increased by \$2,000.
4. At 7:21p, Council Member McDowell made a motion to enter into Executive Session for discussion of employment, appointment, compensation, promotion, demotion, discipline or release of an employee, or an appointment to a public body, which was seconded by Council Member Sprouse and carried unanimously. Council exited the Executive Session with no action taken. Discussion was had regarding hiring a part-time Town Administrator from ACOG. Council Member McDowell made a motion to hire a part-time Town Administrator from ACOG, which was seconded by Council Member Ash and carried unanimously.
5. **Other Business**

- Mayor Shamis said the August council meeting will be moved due to the Mayor's Summit being held August 5, 2024 at 6:00 p.m at Old Mill Village. Therefore, the August Council meeting will be held on Thursday, August 8, 2024 beginning with a Work Session at 6:45 p.m., followed by the regular council meeting at 7:00 p.m.

**6. Adjourned- July 18, 2024 at 6:49 p.m.**

With no further business presented, Council Member Stevenson made a motion to adjourn, seconded by Council Member McDowell and carried unanimously.

Let it be known, there are times it may be necessary for the Council Members to enter an executive meeting.

Town of Campobello Council Minutes were recorded by Police Chief, Chad McNeill, on this 18<sup>th</sup> day of July, 2024.