



TOWN OF CAMPOBELLO

Council Meeting – Work Session Minutes

December 4, 2023

1. The Work Session of the Campobello Town Council was called to order by Mayor Jason Shamis on December 4, 2023 at 6:30 p.m. located at 50 Broad St., Campobello, SC. Council Members present were Reitha Stevenson, Joe McDowell and Alician Sprouse. Also in attendance was Police Chief Chad McNeill and Fire Chief Brandon McNeill. Council Member Aaron Ash was absent.

2. NEW BUSINESS:

- none

3. OLD BUSINESS:

- Mayor Shamis expressed the need for a committee to be assembled that would focus on the plans for the new Town Hall. The Committee would consist of the Mayor, Police Chief, Clerk Hyder and one other council member. Council Member McDowell volunteered to step up as the other council member for the committee. Mr. Owenby asked if plans for the new town hall included how to treat the wastewater. Mayor Shamis responded that it did not as there is already a septic system in place.
- Council reviewed the old ballfield agreement and discussed what needs to go into the new agreement. Council Member McDowell mentioned that tournaments should have its own separate agreement. He also mentioned that he liked the Rules and Regulations that were provided to Council for their review. As of right now, the ballfield lights are working and being used. The Lions team spent around \$3,000 to get this done. Coaches from the PROWL softball team were present to find out if any decisions were going to be made. They would like to use the field for their girls 8U, 10U & 12U softball teams. Council was not ready to move forward with voting on an agreement at this time.

4. ADJOURNMENT

At 6:59 p.m., the Work Session was adjourned by Mayor Shamis. Minutes were recorded by Town Clerk, Kim Hyder on this 4TH day of December, 2023.



TOWN OF CAMPOBELLO

Council Meeting Minutes – Regular Meeting

December 4, 2023

1. The meeting of the Campobello Town Council was called to order by Mayor Jason Shamis on December 4, 2023 at 7:00 p.m. located at 50 Broad St., Campobello, SC. Council Members present were Reitha Stevenson, Joe McDowell, Alician Sprouse and Aaron Ash (via Facetime). Also in attendance was Police Chief Chad McNeill and Fire Chief Brandon McNeill. The Pledge of Allegiance was recited by all.
2. Council was introduced.
3. Mayor Shamis asked if Council had reviewed the November 6, 2023 work session minutes and November 6, 2023 council meeting minutes. Town resident Owenby interjected to ask for more information to be added to the minutes from his meeting with Council Member McDowell regarding sewer. Mayor Shamis explained that the minutes can only include what was brought up in the Council meeting and not other meetings where minutes are not taken. Council Member Stevenson made a motion to accept the November 6, 2023 work session minutes and the November 6, 2023 council meeting minutes as written, which was seconded by Council Member Sprouse and carried unanimously.
4. Mayor Shamis commented on a job well done in regards to the Christmas Parade and also on the newly installed Christmas lighting throughout Town. He spoke of the positive feedback he had received. Council Member Stevenson spoke of how many people said it was the best parade thus far.
5. Police Chief Chad McNeill reported the Police Department had a total of 84 calls for the month of November. Of those called, the SROs had 31 home visits. He also spoke of the positive feedback he has received on the Christmas lights in Town. He mentioned that First Baptist Campobello even went in with the Town and purchased the nativity scene which is beside the church. Chief McNeill said that Breakfast with Santa was a hit and they served over 30 kids and 25 adults. Mayor Shamis commended the officers who are present at school events and how it gives a sense of security knowing they are there. Council Member Sprouse asked where the breaking and entering was. Chief McNeill couldn't think of the exact address, but that it turned out to be an Amazon driver delivering packages. Council Member Sprouse also asked if there were any drug related calls for last month and Chief McNeill answered in the negative. 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 32 calls for the month of November. Of those calls, 16 were in the fire service area, 8 assisting other agencies and 8 within the town limits. Fire Chief McNeill gave a special thanks to Lt. Miller and his wife for their participation in the Breakfast with Santa. He also commented that the parade was spectacular and that it went on without a problem, despite the Fire Department receiving a call for a house fire fifteen minutes prior to its start. Also, he too has received positive feedback from the added Christmas lights in town and asks for Council to remember that when they come back in January to ask for more funds to purchase more lighting. Mayor Shamis asked if the number of accidents at the Hwy 11 bridge at interstate 26 had decreased since the light poles had been installed. Fire Chief McNeill answered in the affirmative and added that it also helps that it gets darker sooner. Council Member McDowell asked if a 'Children at Play' sign could be posted on Asheville Hwy near his home. Council Member

Sprouse asked for a sign for the park that details where parking is. Mayor Shamis asked for these requests to be added to January's agenda. Mayor Shamis asked if council had any further questions for the Fire Department. No further questions were asked.

7. Old Business-

- Police Chief McNeill reported on behalf of Code Enforcement. Mr. Mock, owner of the brick building at 105 N. Main Street, is still working with his attorney to contact the other owners of the white house located beside 105 N. Main St. As for 503 N. Main St., renovations are still ongoing. The renovations at 114 Montgomery St., are almost complete and the house should be put on the market for sale in the next month or so.
- Mayor Shamis spoke that the camera system is up and running at Gosnell Park and they hope to add a camera to cover the ballfield at some point in the future. Since the Lions team have repaired the ballfield lights, his next project would be to possibly add a second bathroom. Mayor Shamis would like to start having movies in the park during the warm months. Council Member Stevenson asked about winterizing the bathrooms. Police Chief McNeill responded that they have turned off the water and only have one bathroom open during the winter months. When someone rents the park, the water will be turned on for them. Council member Stevenson asked if it could be insulated so that doesn't have to be done. Mayor Shamis suggested scheduling a work session in January to discuss all of the projects that need to be done at the park. Council Member Stevenson also asked about the steps being fixed. Police Chief McNeill said they are working on that and would like to get handrails for added safety. Mayor Shamis asked if there had been any issues with keeping a schedule of all of the ball teams wanting to use the park. Clerk Hyder said the only issue is having to write it on multiple calendars and would like it limited to one.
- Mayor Shamis asked that discussion of the ballfield agreement be tabled until January's meeting.
- Mayor Shamis confirmed that Landrum has dropped the lawsuit against Campobello over the annexation of property. The property has been unannexed and litigation is now over.
- Council Member McDowell will be setting aside time to contact different engineering firms to get appointments scheduled so they can tell us the best route to take with our sewer. Once we decide, Spartanburg Water will be in communication with them. We as a town would need to consider what we want to do and if we want sewer throughout town or just down main street. By January's meeting, Council Member McDowell should have the cost of the engineer. Mr. Owenby thanked Council Member McDowell for his work.
- Police Chief McNeill spoke on the four quotes given on the demolition of Town Hall. The quotes were from the following:

Watson Construction	\$33,900.00
Motlow Creek Enterprises	\$27,000.00
Hyder Construction	\$30,000.00
Ravan Earthworks	\$30,000.00

Police Chief McNeill said that when talking with the State, they recommended using any company that is on their list due to asbestos. Hyders or Watsons were the only two on their list due to

experience. Mayor Shamis asked for a Motion to go with the quote from Hyder Construction. Council Member McDowell made a motion to accept the demolition quote from Hyder Construction, which was seconded by Council Member Sprouse and carried unanimously. Mayor Shamis asked if 406 N. Main Street was ready to be moved in. Police Chief McNeill said that Windstream should have internet at the house by the end of this week and they hope to be moved in by the end of the month. Mayor Shamis said that with so much needing to be done in regards to a new Town Hall, that a committee needed to be formed and council agreed. Therefore, the committee will consist of the Police Chief, Clerk Hyder, himself and Council Member McDowell.

- The Town of Campobello sign is up at Hwy. 11. Mayor Shamis has the paint for the sign and will get this done as soon as he can. Police Chief McNeill said that a meter has been put at the sign and that they are waiting on Duke Energy to get transformers in, which could be the first of the year due to backlog. At this time, the lights that are there are operating on battery only and only last until 11:00p.
- Mayor Shamis asked Council to implement a purchase request order form as he did not like getting blindsided by a big bill. He had a sample purchase request order form that he wanted the Police and Fire Chief's input as far as a dollar amount that will require this form to be completed. Fire Chief McNeill asked if this form was for everything, such as, tires. He requested that it be for anything not already budgeted or voted on. Mayor Shamis said he was not trying to put stress on already budgeted items, but thought this would help in keeping track of larger purchases not already in the budget. Council Member Stevenson made a motion to use the purchase order form for any purchases not already budgeted, which was seconded by Council Member McDowell and carried unanimously.
- Mayor Shamis had wanted to schedule a clean-up day prior to the parade, but that did not happen. This will be postponed until early spring.
- Council Member Sprouse spoke on how she would like for FAVOR (Faces and Voices of Recovery) to have a central location to hold monthly meetings in Campobello. This would be for recovering addicts and their families to offer support and guidance through addiction. Mayor Shamis said that he would like to reach out to Mayor Huff and Mayor Briggs to see if they want to join this effort and he will give an update at January's council meeting. Fire Chief McNeill offered the Fire Department's training room for the meetings.
- Jeff Guilbault with ACOG (Appalachian Council of Government) gave another summary of what the Land Development Regulations are for. Essentially, they govern the change of land use when land is developed or redeveloped. They control site designs among other things, including water and sewer. It explains what size of development requires a traffic study. Language for private roads was added so there is no confusion on who owns and maintains the road. Mayor Shamis then read Ordinance 5.113 – An Ordinance Adopting New Town of Campobello Land Development Regulations. Motion was made by Council Member McDowell to accept the second and final reading of Ordinance 5.113, which was seconded by Council Member Sprouse and carried unanimously.

8. New Business-

- Mayor Shamis would like for Council to consider purchasing an inflatable movie theater for movie nights at the park this coming year. Fire Chief McNeill suggested renting one first to see how much interest there is in this type of event. Mayor Shamis will get quotes from various rental companies and provide those at January's meeting.
- Police Chief McNeill said he was contacted by Jason McCraw of the School District Office about their request to have the trees at the park near the District office trimmed even more than they were. Mayor Shamis asked if Police Chief McNeill could find out exactly what he is

looking to do and give us an update in January. Also, the District Office is wanting to straighten up Wheeler Street and have it run straight instead of more towards the ballfield, which will create 20 new diagonal parking spaces. Police Chief McNeill said it was just be a matter of relining the road. Fire Chief McNeill said that we could probably hire a company to do it.

- Town resident J. Owenby requested to speak on how he was glad to see so many people at last month's council meeting and that the only two vacant chairs were those at Council's table. He also made mention that no one from the Planning and Zoning Committee bothered to show up. Further, he understands that Dave Stoltzfus, owner of Hidden Treasurers, was a big reason why, as he had called numerous other businesses in town to show up when he addressed council. Mr. Owenby wants that to continue to happen and thought that putting an email together each month to send to the Campobello business owners and various groups would help in getting them here. Mr. Owenby then went on to say that Campobello is in need of hiring a town manager so that this would take that role off of Police Chief McNeill and allow him to do the job he was hired for, which is policing. A Town manager would be able to apply for grants and be helpful in getting sewer and natural gas in Town. He requested that a panel be compiled to go out and search for such a capable individual.

9. Other Business-

- No one was present from the Planning and Zoning Committee to provide an update. However, they did not meet in November, as there was not new or old business to address.
- The swearing in of Council Member McDowell and Council Member Sprouse was done by Mayor Shamis.

10. Adjourned- December 4, 2023 at 8:18 p.m.

With no further business presented, Council Member Stevenson made a motion to adjourn, second by Council Member Sprouse 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 Meeting minutes recorded by Town Clerk, Kim Hyder on this 4th day of December, 2023.