



TOWN OF CAMPOBELLO

Council Meeting – Work Session Minutes

May 6, 2024

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

2. **NEW BUSINESS:**
 - Council Member Sprouse asked council to consider the 2023 and 2024 Invoice from Earthworks Garden Center, which is for mosquito and ant treatment at Gosnell Park. Mayor Shamis said that the 2023 Invoice had been voted on in March of 2023 and that only the invoice from 2024 needed to be approved. Council Member Stevenson said she had someone in mind who could give two quotes so that there would be three to choose from. A pesticide certification is required. Council Member Sprouse said asked Clerk Hyder to split the check and only pay the 2023 Invoice and any work done up until April 27th of this year. This item will be tabled until June's meeting.

 - SCDOT does not have the funding to help the Town with our crosswalk requests. For some crosswalks to be put into place, our sidewalks will need to be done to accommodate any handicapped individuals.

 - Katherine Williamson spoke on behalf of the Planning and Zoning regarding the rezoning request of 305 N Main St. Mr. Aho is the owner and wants his R1 property to become a C2 property. He wants to run a business out of the building in the back and already is running an Air BNB out of the house that faces Main Street. The only recommendations that Planning & Zoning has would be placing a privacy fence and/or vegetation between him and the residential properties around him. The rezoning request did pass unanimously among the Planning and Zoning Committee. Mr. Aho said he did put grass seed down over the septic and wants to talk with his neighbor to work out the fence situation so that it does not crowd them. He hopes to have this done within a month. Ms. Williamson did mention that Mr. Aho will need to purchase a business license through the Town.

3. **OLD BUSINESS:**
 - Council member Stevenson did present a flyer to Council that listed prices and pictures of different time capsules. She would like the matter tabled until she can speak with some welders as to how to make the time capsule secure.

 - Police Chief McNeill requested to purchase banner type flags that are about 3 feet tall which will have each school name and mascot on the flag to be placed at each entrance of Town. The flags are about \$85 each and would need 8 flags. They would be attached to the telephone poles. Council Member Stevenson asked if we had Duke Energy's permission to do that and Chief McNeill responded in the affirmative. The police department would like to make the brackets as the ones

that come with them are not as sturdy. Chief McNeill estimates the total cost to be around \$1,300. Council Member Sprouse asked if the poles for the Engine brake signs were in. Chief McNeill said he is waiting for the County to send those.

- Council Member Ash asked for the Ed McNeill memorial be tabled until the next meeting.

4. **OTHER BUSINESS:**

- None

5. **ADJOURNMENT**

At 6:59 p.m., the Work Session was adjourned. Minutes were recorded by Town Clerk, Kim Hyder, on this 6th day of May, 2024.



TOWN OF CAMPOBELLO

Council Meeting Minutes – Regular Meeting

May 6, 2024

1. The meeting of the Campobello Town Council was called to order by Mayor Jason Shamis on May 6, 2024 at 7:00 p.m. located at 50 Broad St., Campobello, SC. Council Members present were Reitha Stevenson, Aaron Ash and Alician Sprouse. Council Member Joe McDowell was absent. 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 April 1, 2024 work session minutes and April 1, 2024 council meeting minutes. Council Member Stevenson made a motion to accept the April 1, 2024 work session minutes and April 1, 2024 council meeting minutes, as written, which was seconded by Council Member Ash and carried unanimously.
4. Mayor Shamis spoke on a Penny Tax, that started on May 1, 2024, which would provide money for municipalities to resurfacing Town roads. The Town of Campobello will receive \$92,050.00 in 2026. These funds are based on the number of roads each town has. These funds can only be used for resurfacing, but this money can be combined with any CTC funds received. We need a list of roads that the Town is responsible for and see which ones are the worst and need repair. We only have four years to use these funds. The County will partner with the Towns to help bid the work. CTC funds are funds that the state representatives allocate for their district. These funds have to be matched dollar for dollar, but we can use the \$92,050 to match it. The CTC funds can be used to widen and repave roads. A list of roads will be provided at the July council meeting. Mayor Shamis suggested that we also utilize ACOG to get a master plan together for Campobello, since we have so many projects on the horizon, including one on Old Mill Road.
5. Police Chief Chad McNeill reported the Police Department had a total of 173 calls for the month of April. Of those calls, there were 54 traffic stops resulting in 26 tickets with 8 of those being drug related charges dealing mostly with marijuana. Also, the SROs had 36 home visits. There were also 5 911 hang ups which was being caused by a new updated system for Windstream. On Monday, Windstream was contacted and the problem resolved. Last week more officers were required at the elementary school, due to an issue that has been dealt with. Chief McNeill commented that Movie Night at the Park went well with a total of 150 people attending. Mayor Shamis asked what the difference was between checking a house and checking the area. Chief McNeill said checking the area is usually when a resident may hear something outside at night and request an officer to check the property/neighborhood and not inside the home. Council Member Ash asked how the officers were holding up since we are putting on more events in Town. Chief McNeill said they are handling it well and are excited for the new events and look forward to the rescheduled date of Family Fun Day. Mayor Shamis commented that he never worries about anything that happens at the school because we have an excellent police department and a great school district. 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 28 calls for the month of April. 11 of those calls were in Town limits, 14 in the fire service area and 3 were assisting other agencies. Council Member Ash asked how the firefighters were holding up since we are putting on more events in Town. Fire Chief McNeill said that they are doing fine. Mayor Shamis said that most of the work falls on the Police and Fire Department in setting up and breaking down of these events. Mayor Shamis asked if council had any further questions for the Fire Department. No further questions were asked.

7. **Old Business-**

- Erik Horton with Blue Line Consulting gave an update on his progress. He has met with Spartanburg Sewer, Inman and Landrum about their terminal points are on their lines to find out the most feasible point would be, as well as their capacity. There is a new line going in coming up Meadow Creek in Inman that will come up Compton Bridge Road to Bishop Road, that will be operational by 2026. That will be the closest point and gravity wise, we might only need one pump station, possibly two. He is currently looking into what size of line we would need. What he will deliver by the end of the month will be a written report about what we are planning for. This will not be plans that are ready for construction, but more of a background of how we came to the best choices for the Town. Mayor Shamis said once this is done and we have the funding, what would the timeframe be? Mr. Horton said once we get the Town a good set of plans and decide what way to go, then we could go into design drawings which may take two months. Permitting for all of this would go through Spartanburg Sewer and DHEC which can take 8 to 12 weeks. Mr. Horton has another meeting with Spartanburg Water to talk about going by way of their property along Lake Bowen which would eliminate a lot of private property we would have to cross and in the future the line could be run up right of ways. Otherwise, we will need a lot of easements to get to Inman. At this point, it is impossible to throw out a number of easements that would be needed. Ideally, Mr. Horton would try to get us as close to Compton Bridge as possible and then pump it from there. Town resident Owenby asked if we don't get easements that could stop the sewer project. Are we looking to stop the sewer project? Mayor Shamis answered in the negative and said that he is wanting to partner Mr. Horton with people around here to help us get those easements. Mr. Owenby would like the work that he has done to be given to Mr. Horton. Mayor Shamis said that Mr. Horton has access to Mr. Owenby's work.
- Police Chief McNeill reported that Officer Godfrey has talked with Mr. Mock and is getting the issues resolved at the white house beside the two-story brick building. Mr. Mock is 75% owner of the white house at 203 N Main Street. He has sent letters to the remaining owners, but has not received any response. Mr. Mock will be meeting with the Planning and Zoning Committee at their next meeting on May 14th. Mayor Shamis said that he has received a complaint about the home on Buena Vista and the grass not getting cut and snakes are around. Chief McNeill said he will look into that.
- Mayor Shamis has received two quotes (one for \$10,000 and one for \$4,000) to paint the fence at Gosnell Park and the ballfield, but is having a difficult time getting a third quote. If we want to be reimbursed by the PARs grant, we must have three quotes.
- Mayor Shamis did get paint for the sign, but is waiting for better weather to paint the sign. He did put out pine straw and bushes. Council Member Stevenson asked about quotes for handrails at the park. Police Chief McNeill said that he is running into the same problem of finding someone to get quotes from.
- Discussion of the time capsule will be tabled until the June meeting.
- Discussion of the Ed McNeill Memorial will be table until the June meeting.

- Planning and Zoning held a public hearing on April 9, 2024, regarding a request to rezone the property at 305 N Main Street from R-1 to C-2. Mr. Aho, the current owner of the property, wants to rent the house and allow a business to use the outbuilding. Currently, he cannot use the property in this way zoned as R-1. The house has been renovated and is listed on AirBNB. The DHEC permit for the bathroom in the outbuilding has been approved and a septic tank is scheduled to be installed. The owner's plans are to get the outbuilding up to code and to rent the space out to an artisan business. The committee did remind the owner that a mobile/tiny home could not be placed on the property and that additional landscaping is needed along the lot side and back lines. The committee pointed the owner to Article 4, section 4-1 for landscaping requirements. Planning and Zoning made a recommendation to Council for the proposed rezoning request to be approved. Motion was made by Council Member Stevenson to approve the rezoning request for 305 N. Main Street to become a C-2 property, which was seconded by Council Member Ash and carried unanimously.
- Police Chief McNeill spoke on the crosswalk situation and stated that some of the SCDOT's issues can be corrected once we get the sidewalk grant, but that could be November or December. The sidewalks need to be ADA compliant. Mayor Shamis said that even though the school year is almost over, there is a student who crosses Hwy 176 and uses the crosswalk at the high school. If one needs to be done, it is that one. We will revisit this issue again as that is a number 1 priority before school starts back in the fall.
- Council discussed Chief McNeill's request to purchase (8) pole flags/banners to represent each school in the Town. The total cost be around \$1,300.00, which includes the brackets. Council Member Ash made a motion to allow the purchase of the flags/banners, which was seconded by Council Member Sprouse and carried unanimously.
- Council member Stevenson will work on getting two quotes to go with the Earthworks Garden Center quote. She also asked if Earthworks could submit an itemized invoice. Clerk Hyder will prepare a check for the work they did in 2023 up until April 27, 2024. This item will be added to June's agenda.

8. New Business-

- A Work Session for Council to begin reviewing and preparing the 2024-2025 budgets was set for Tuesday, June 25, 2024 at 5:30p.
- Pictures of the Old Asheville Hwy., bridge was displayed to show how the ground underneath the bridge is washing out, causing the bridge to sink. Also, there is a crack in the bridge that has increased since the last time it was inspected. Council Member Ash has talked with the HOA of Cane Creek and Vanderbilt Farms and both are in favor of the bridge to be made into a pedestrian bridge. Of course, it needs to be made safe, but it will make something that is an eyesore into something usual. Mayor Shamis asked what SCDOT would want done to make it a pedestrian bridge. Chief McNeill said that they didn't want cars going across it. Mayor Shamis asked if the Army Corps of Engineers could help provide rock to be placed where the ground is eroding away. The budgeted amount in mind to turn this into a pedestrian bridge is \$10,000. Town resident Lopshire asked about the bridge on Old Mill Road that floods every time we have a huge rainstorm. Mayor Shamis said that the County should do something with that bridge. Chief McNeill said they just rebuilt the sides of the bridge about three months ago.
- Wayne Hyder spoke about wanting to honor of a soldier by the name of Sgt. David Rudical who died in battle. He is buried at the old Campobello Methodist Church. It is believed he lived somewhere between Campobello and Motlow Creek. Mr. Hyder requested that a Confederate flag be flown in honor of this soldier. Mr. Hyder would purchase the flags/banners. Council Member

Ash suggested that this item be tabled until Council Member McDowell could be present and for Council could do their own research on the soldier.

9. Other Business-

- Dawn Ford gave the update on Planning & Zoning by saying that the Committee is down one member and the resident that was interested did have to withdraw, but they have another potential candidate whom they will meet with at their next meeting. Katherine Williamson said they have several big projects to review, one being Mr. Mock's property at 203 N Main St., including the brick building and a property on Bascule Ridge Lane. However, Clerk Hyder said the owners of the Bascule Ridge property had to withdraw their request for the time being in order to get something corrected. Mayor Shamis asked what Planning and Zoning initial thoughts on a comprehensive plan for Campobello. Mrs. Williamson said the town needs to annex and the Town needs a part-time town administrator, which would not only help in backing the Committee, but help with all of the legal issues. The Committee wants to be thoughtful of how Campobello looks now and keep some control on what comes into the Town. Mrs. Ford mentioned that the Zoning Ordinance that were just put into place are in line with what the Town is looking to do. Jeff with ACOG has been an excellent resource for the Town. The Flexible Review District has also been helpful in working with those wanting to annex into the Town by giving them checklist to go by. Mayor Shamis could not go into detail, but mentioned that there are a lot of collaborative projects going on and the Rails to Trails is only going to benefit Campobello. We have a lot of land that goes along the Rail Trail and we have 15 miles of it going through our Town. It was suggested that a work session with the business owners in Campobello be held. Mayor Shamis asked Clerk Hyder to contact the businesses in Town and invite them to the next Work Session to get feedback from them about our Town. June 3, 2024 would be the next work session and we would want to start it at 6:00p.

10. Adjourned- May 6, 2024 at 8:03 p.m.

With no further business presented, Council Member Stevenson made a motion to adjourn, seconded by Council Member Ash 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 6th day of May, 2024.