



TOWN OF CAMPOBELLO

Council Meeting – Work Session Minutes

September 5, 2023

1. The Work Session of the Campobello Town Council was called to order by Mayor Jason Shamis on September 5, 2023 at 6:16 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 Ash was absent.

2. **NEW BUSINESS:**
 - Police Chief McNeill reported that the quotes for demolition of Town Hall have been put on hold pending the approval of our DHEC structural fill permit, which will help us save money by allowing us to dump certain debris in the gully on Smith Street property owned by the Town. Mayor Shamis asked about the process of 406 N Main Street which will be the temporary place for Town Hall during demolition and construction. Chief McNeill said they have cleaned the house out and still have a few things to do before it will be ready. Mr. Owenby asked if Town Hall had been inspected for asbestos. Chief McNeill answered in the affirmative and DHEC is involved in giving us approval of that. If there is asbestos, they will provide us a list of companies who dispose of that properly. As of this time, they have not found any asbestos. Mr. Owenby also asked if the plans for the new Town Hall include a way of dealing with the wastewater and sewage. Mayor Shamis answered in the affirmative and that it would be done using existing septic system.

 - Mayor Shamis asked for Clerk Hyder and Chief McNeill to make sure we submit timely reports on the \$200,000 grant money for the community center.

 - Police Chief McNeill spoke on a resolution for the Town to be able to apply for the Hometown Economic Grant through the Municipal Association for \$25,000. The Town would need to match the funds with \$5,000. This will help in updating the new Town Hall or existing buildings on Main Street. A requirement would be to obtain three quotes for any jobs involved.

 - Mayor Shamis commented that Campobello will experience rapid growth, which is why the Planning and Zoning are trying to get Ordinances and

plans in place. Therefore, he, along with Chairman Sweeney, commented that the On-Call Service Contract with ACOG would be very beneficial. Most towns have a city planner and we are not there yet. We have relied on both the Police and Fire Chiefs to assist with that. Mr. Owenby asked why we would need ACOG instead of a town manager. Mayor Shamis said that ACOG has been very instrumental in getting the zoning ordinances up to date and development regulations in place before any big developments come to Town. At this time, the Town is not able to afford a Town manager. Mayor Shamis said that Emily, the Mayor's Intern, is the grant writer and has gotten the Town the \$100,000 PARDe grant with the help of Police Chief McNeill.

3. OLD BUSINESS:

- John Morris with Morris Business Solutions spoke on the IT services they offer and answered questions regarding the quote they submitted to Council. The subject of Spartanburg County being hacked was a concern among Council and the Police Chief. Chief McNeill asked if our Town were to get hacked and a ransom requested, is there a mutual insurance on both sides. Mr. Morris did not have an answer to that, but will get back to Council with one. Morris Business Solutions has offices across the Upstate. Town resident Ankney suggested that Council make sure to look at termination terms of any contract.
- Council had no questions in regards to the 2023-2024 Budgets. Mayor Shamis asked if Clerk Hyder had received the estimated revenue figures from Spartanburg County. At the time of the meeting, she had not and was told that it could be a few more weeks before she received them.

4. OTHER BUSINESS

- none.

5. ADJOURNMENT

The Work Session ended at 6:59 p.m. Minutes were recorded by Town Clerk, Kim Hyder on this 5th day of September, 2023.



TOWN OF CAMPOBELLO

Council Meeting Minutes – Regular Meeting

September 5, 2023

1. The meeting of the Campobello Town Council was called to order by Mayor Jason Shamis on September 5, 2023 at 7:00 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. Introduction of the Mayor and Council was done.
3. Mayor Shamis commended Council, along with the Fire and Police Chiefs, on obtaining a lot of money for the Town. They have a lot of projects in motion, but it takes time.
4. Mayor Shamis asked if council had reviewed the August 7, 2023 work session minutes and August 7, 2023 council meeting minutes. Council Member Stevenson made a motion to accept August 7, 2023 work session minutes and the August 7, 2023 council meeting minutes as written, which was seconded by Council Member McDowell and carried unanimously.
5. Police Chief Chad McNeill reported the Police Department had a total of 38 calls for the month of August. SROs made 33 home visits in August. Mayor Shamis asked how many homes visits are done per month. Chief McNeill said roughly 22 visits a month and this is with two SROs and we've added an SRO this year. Officers are following up on comments made by kids to make sure that home lives are as they should be. DSS only gets involved in more serious cases. Council Member Stevenson asked how many days a kid can miss from school and Chief McNeill answered that it is on a case-by-case basis, but 10 is the number give by the school district. Council Member Sprouse asked how many calls were drug related. Chief McNeill said 13 were drug related dealing with Marijuana and meth. She would really like to look into grant money for substance abuse. Chief McNeill said he is working with the SROs to look into this. Lt. Miller has been in touch with the Forrester Center to get Narcan and getting our own program going. Chief McNeill has also received bids for the trimming/cutting of trees at 406 N. Main St. The lowest bid was \$715.00 and this would be taken out of the \$200,000 grant money. He would also like to use more of those funds to clean up the house where Town Hall will go until the new Town Hall can be built. A handicap ramp will need to be installed and a wider door installed. Motlow Creek Enterprises was the lowest quote for tree trimming, which will take care of the limbs hanging over the roadway and over the house and driveway. The most expensive quote was \$1,400 and these quotes are only for cutting and not cleaning up. The Police and Fire department will cleanup and handle making the

handicap ramp and door. Total amount requested is \$6,000 to get the house prepared for usage. Motion was made by Council Member Stevenson to allow \$6,000 of the \$200,000 grant monies to be used to get 406 N Main St ready to be used as Town Hall, which was seconded by Council Member McDowell and carried unanimously. 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 20 calls for the month of August. Of those calls, 9 were in the fire service area, 5 assisting other agencies and 6 within the town limits. During the storm, they received two calls at once. The Fire Department arrived to the residential structure fire within 6 minutes, with the first truck arriving in 2 minutes. They made a quick knockdown on the fire with only destroyed a bedroom instead of the entire house. Red Cross assisted the home owners who were very appreciative of all who helped. 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, continues to update Planning and Zoning of his progress. The two-story home on Main Street is also receiving some renovations to get the home up to date and in livable condition. EZ Mart has cleaned up the property and cut the grass. He hopes to open in the next several months after his inspection from our Fire Marshal.
- Updates to the ballfield have been done and we are waiting for the company to purchase a business license before the rest of the invoice will be paid. We are also waiting for the netting to be provided. Police Chief McNeill received three quotes on 100 yards of mulch for the playground. That is the minimum amount of mulch recommended by USAPlay. Hensons came in as the cheapest quote of \$2,252.00 and that is with the PD and FD spreading the mulch. Lude Johnson Blvd will need to be shut down to one lane for a day in order to get the mulch delivered and dumped at the park. Mayor Shamis asked if the Firemen and Policemen were being paid for their work in spreading the mulch. Chief McNeill answered no. Mayor Shamis said to pay them out of the grant funds. Council Member Stevenson asked if we could purchase gates to keep the parks closed when they need to be. Mayor Shamis would also like parking created even if fencing needs to be moved around. Chief McNeill said he spoke with the PARDe grant directors and we were not in complete compliance when we did the bathrooms the first time. He said the bathrooms are supposed to be open when the park is open. Therefore, Chief McNeill requested \$4,000 to install electronic locks on the bathrooms and the middle closet. Cat Tech was the lowest quote of \$3,399.00. This would put the locks on a timer of when they can be opened and closed. The locks at the bathrooms are being vandalized. With this system, the Clerk can give out an access code to the bathrooms to anyone who rents the park. If we only installed electronic locks on

bathroom doors and left off the closest door, it only saves \$600. Council asked for this item to be tabled until October's Council meeting.

- An Ordinance is on the agenda for a first reading, to remove the annexation.
- Council Member McDowell stepped out to take a phone call, but Mayor Shamis said that we should be receiving the \$600,000 sewer funds in October. Mr. Owenby asked if anyone has contacted an engineer to see about getting a plan prepared for sewer. Mayor Shamis said they are waiting for a return call from Chip Bentley, but will not wait forever on that before they move on to get things going in regards to sewer.
- Discussion of demolition quotes will be tabled until October's meeting when we will know more of an update on our DHEC structural fill permit request.
- Mayor Shamis asked for any questions regarding Ordinance 2.122.2 – Adopting an Amended Town of Campobello Fee Schedule. Chairman Sweeney said that this will bring us in line with other towns and cover the administrative costs of advertising. Motion was made by Council Member Stevenson to accept the first reading of Ordinance 2.122.2 – Adopting an Amended Town of Campobello Fee Schedule, which was seconded by Council Member Sprouse and carried unanimously. Clerk Hyder will set up a public hearing on this for Oct. 2nd, when we will have the public hearing on the 2023-2024 budgets.
- Council reviewed Spartanburg County's list of addresses that will be used in know who gets the trash service fee added to their tax bills. Council Member Sprouse said when we first started trash service in the town that it was for residential only. Chief McNeill said if there were businesses involved at the time that they were the ones that only needed a can and not a dumpster. It was discussed that businesses, churches and vacant land would not be charged the fee and have the option to set up a commercial account started with Spartan Waste or whomever they chose to use. Motion was made by Council Member Stevenson to not add businesses, churches and vacant land properties to the list of addresses to be charged the trash service fee, which was seconded by Council Member Sprouse and carried unanimously. Mr. Ankney, who works for Spartan Waste, mentioned that cans need to be placed with the lid facing the road so that it causes less spillage of waste.
- A second reading of Ordinance 8.501 – Amending the Business License Ordinance of the Town of Campobello to Update the Class schedule as Required by Act 176 of 2020 was done. Motion was made by Council Member Stevenson to accept the second reading of Ordinance 8.501, which was seconded by Council Member Sprouse and carried unanimously.

8. New Business-

- No questions were asked regarding the equipment list. Mayor Shamis asked that it be added to a department folder on Google Drive for future review.
- Mayor Shamis reported that we have the PROWL ball team half using the ballfield. He received a call from the Parks and Recreation Department asking if we were going to open it to everyone. Mayor Shamis that everyone should be able to use it, especially those living in the Town. This comes with more responsibility as the Town would need to do the maintenance and updates. Police Chief McNeill said he could call around to other towns/cities to find out what they charge for any ballfields they have. Council will work on a fee schedule to be presented at the October meeting.
- Mayor Shamis read the resolution for the Hometown Economic Grant. Afterwards he asked if anyone had any questions or any motions to accept. Council Member Sprouse made a motion to accept the reading of the Hometown Economic Grant resolution and apply for the grant, which was seconded by Council Member Stevenson and carried unanimously.
- Council agrees that there is a great need to continue on with ACOG on a “On-Call” basis and is inclined to sign the contract for \$5,000 for a maximum of 250 hours a year. Motion was made by Council Member Sprouse to go forward with the On-Call Contract with ACOG, which was seconded by Council Member Stevenson and carried unanimously. These funds will be taken out of the hospitality account.
- A first reading of Ordinance 5.825.1 – Repealing Chapter 5, Article VIII, Section 5.825 of the Code of Ordinances of the Town of Campobello was done. This is to withdrawn the annexation. Motion was made by Council Member Stevenson to accept the first reading of Ordinance 5.825.1 – Repealing Chapter 5, Article VIII, Section 5.825 of the Code of Ordinances of the Town of Campobello, which was seconded by Council Member McDowell and carried unanimously.

9. Other Business-

- Mayor Shamis commended Planning and Zoning on all of their hard work. Mr. Sweeney, Chairman of the Planning and Zoning Committee reported that the Committee is short one member, who would need to be a town resident. Their next meeting is set for September 12th at 1:00p when they will meet with ACOG to discuss land development regulations. They hope to be done with those by November. He commented on how instrumental ACOG has been. Mayor Shamis asked Clerk Hyder to make a Facebook post about needing another member for the Committee.

- Mayor Shamis commented on the issues presented to Council at last month's meeting regarding Cane Creek. He stated that Cane Creek is not the only place in Campobello. The Town paved their road, put in a speed bump and has fulfilled other requests. It agitates him to hear them say they are the highest tax base in Town as there is an entire Town that pays taxes. Council's response to their issues presented is that the bridge will remain closed for now and the speed bump will also remain where it is currently. A maintenance request was submitted on August 8th to Spartanburg County regarding the ditches on the roadside being cleared to help with the drainage issues. Chief McNeill stated that DHEC said that because the builder did not follow the plans submitted to Cane Creek/Town, the house that has drainage issues cannot seek refuse from the Town as it is not the Town's fault, but the builders.
- Mr. Lopshire spoke about the drainage issues on Smith Street and when it rains his yard is flooded. He asked for Council to look into it.
- At 8:13 p.m., Mayor Shamis asked for a Motion to enter an Executive Session in regards to a contract. Motion was made by Council Member Sprouse to enter into executive session in regards to a contract, which was seconded by Council Member Stevenson and carried unanimously. Council exited the executive session at 8:46p with no action taken.

10. Adjourned- September 5, 2023 at 8:47 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 5^h day of September, 2023.