



TOWN OF CAMPOBELLO

Council Meeting Minutes
Public Hearing/Special Meeting
June 29, 2023

1. The meeting of the Campobello Town Council was held on June 29, 2023 in the Campobello Fire Department training room located at 50 Broad Street. The meeting was called to order by Mayor Jason Shamis at 7:00 p.m. Council Members present were Alician Sprouse and Joe McDowell. Also in attendance was Fire Chief Brandon McNeill and Police Chief Chad McNeill. Council Member Aaron Ash and Reitha Stevenson were absent.

2. Public Hearing

After Mayor Shamis read aloud, Ordinance 10.300 – Garbage Fees and Enforcement, the Public Hearing was opened for public comment. Residents who signed up to speak were as follows:

- Resident Lee Neves asked if there was an option to opt out of getting the trash service. Mayor Shamis said that the Town as a whole would be charged the trash fee whether they use the trash service or not. Her response was that it was not fair. She said she was speaking on behalf of 20 people in the town, however, none of those 20 people were present. She exclaimed that her taxes did not go down despite the Town lowering the millage rate to .080. Clerk Hyder looked up her tax bill from 2022 and said that they do in fact show the Town millage rate of .080 and that her Town taxes were lowered. Resident Neves is not in favor of having to pay for trash and would only want it if it is a free service. She also apologized as she does see that her taxes were reduced in 2022.
- Resident Allie Hutcherson asked if Council had obtained several bids for the garbage service. Mayor Shamis responded that they had and that Spartan Waste was the cheapest. She said she was indifferent about the proposed garbage fee. Mayor Shamis said if an individual wanted to get trash service on their own, it would cost them \$20/month. The discount that the Town receives is \$15.00/month. Resident Hutcherson said that she loves the Police and Fire department we have, but the Town offers so few services that it would be nice to keep the garbage service at no cost to the residents. Mayor Shamis commented that we have one of the finest Police and Fire departments around. It was asked when the contract ended with this trash company. Mayor Shamis responded with December 31, 2025.
- Resident Brenda Rogers spoke of her concern as to why Council lowered the millage rate so drastically only to have to impose fees like the garbage fee. She went on to say that the millage should have been kept at a rate that would have covered the amount of the garbage service for the Town. A lot of people she knows are on a fixed income and making them pay for garbage service could mean they don't have the money for medicine they need. She is not in favor of the garbage fee, as she said she can take her trash to the local dump on her own. Mayor Shamis said that they could have kept the millage rate at .1483 instead of cutting it to .080. He wants to run the Town on as much as they need, plus a little cushion and if we can figure out where we can find the funds in the budget to pay for the trash service, we will. Resident Rogers said this is the worst time to charge this garbage fee due to the higher cost of living.

Council Member Sprouse commented that tonight's speakers must not currently have the garbage service. All three speakers confirmed that they do have the garbage service because it is currently free. Council Member Sprouse said that if we add it, it has to be done tonight. Resident Hutcherson said she would rather have it added now at the rate it is as oppose to later. Council Member Sprouse said you have to look at how many residents showed up to speak on the topic, only three. Resident Neves said she didn't know anything about the public hearing until she was told about it by Council Member Stevenson, as she does not subscribe to any newspaper or have Facebook. Clerk Hyder said she followed the requirements when posting the public notice as she ran it in the Spartan Weekly News, the Town's website, Town's Facebook page and on the bulletin board right outside of Town Hall. Council Member Sprouse asked Fire Chief Brandon McNeill his opinion, as he is a Town resident. Mr. McNeill responded that it sounds like the residents will have to pay for it one way or another since the millage was cut so much. He feels that if we didn't have scheduled trash pick-up that we would have neighbor's trash blowing in our yards, which would be bad. He would like to see the fee incorporated into the Town's millage rate, but he also knows that the millage rate is entirely too low in order for us to survive and meet the needs of fire and police department, which is to hire more staff and get needed equipment. Resident Rogers doesn't understand why people can't choose to opt out. Chief McNeill said that Spartanburg County cannot pick and choose who gets taxed on the yearly tax bill so it has to be added to all living in the Town's limits.

3. Old Business-

Discussion of the Tahoe payment/reimbursement will be added to July 6th work session.

4. New Business-

Motion was made by Council Member Sprouse to accept the first reading of Ordinance 10.300 – Garbage Fees and Enforcement, which was seconded by Council Member McDowell. Mayor Shamis voted against Ordinance 10.300. Mayor Shamis feels like we can either look at our budget to find the funds or raise the millage rate. Council Member Sprouse said that all of the town residents would still be paying for higher taxes as a whole and still not everyone receive the trash service. Mayor Shamis believes there is a better way even though he wrote the ordinance by way of template from the Municipal Association. Mayor Shamis and Council Member McDowell confirmed that the first reading of the Ordinance did not pass since there were not three votes for it. *****AMENDMENT TO MINUTES VOTED ON IN THE AUGUST 7, 2023 COUNCIL MEETING***: *The Municipal Association of SC was contacted after the June 29, 2023 Council meeting and it was clarified that the two votes in favor of the first reading of Ordinance 10.300 was enough for the reading to pass, as there was a quorum of three members present.***

5. Other Business-

None.

6. Adjourned- June 29, 2023 at 7:52 p.m.

With no further business presented, Council Member Sprouse made a motion to adjourn, second 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 Meeting minutes recorded by Town Clerk, Kim Hyder on this 29th day of June, 2023.



TOWN OF CAMPOBELLO

Council Meeting – Work Session Minutes

June 5, 2023

1. The Work Session of the Campobello Town Council was called to order by Mayor Jason Shamis on June 5, 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. Council being with discussion of an ordinance to add the cost of the garbage service to the Town resident's county tax bill. According to the Spartanburg County Assessor's Office, the signed ordinance must be to the County by July. Mayor Shamis stated that he would contact the Assessor's Office to find out if we could submit the ordinance prior to a second reading to show that we are working on getting it done. As for the rate to charge, the Town currently pays \$14.50 per can. The rate will go up over the next year to \$15.00 per can. Council was in agreement to charge the \$15.00 rate. Council also agreed to have the Public Hearing on June 29th at 7p. July's meeting would be moved to July 6th to accommodate a second reading of the ordinance. Mayor Shamis also asked for a work session to be set for 6:45p on June 29th to discuss paying off police/fire vehicles and reimbursement for payments.
3. The first 2023-2024 budget work session date will be July 20th at 6p.
4. Jeff with ACOG spoke on the proposed Zoning Ordinances and Map which council will be presented after Planning and Zoning has held their public hearing on June 13th and make their recommendation to council. Some of the items added were a Flexible Review District, a zoning map, Planned Development District, Residential Agricultural, General Commercial and Heavy Industrial. Also drafted are several different applications. The Town's fee schedule may possibly need updating to conform to these applications. The proposed map was made up of what is already in place, trying to conform with what is in existence now. R-1 makes up a majority of the district, followed by FH-1 which is the Flood Hazard Zone. To have zoning change, an application would need to be submitted and then brought before the Planning and Zoning Committee for approval. Mayor Shamis commended the Committee for all of their hard work over the past few years.
5. At 7:01p, Motion was made by Council Member Sprouse to go into executive session to discuss pending litigation and town employee policies and procedures, which

was seconded by Council Member Stevenson and carried unanimous. At 7:26p, Council exited the executive session with no action taken.

6. The Work Session ended at 7:27 p.m. Minutes were recorded by Town Clerk, Kim Hyder on this 5th day of June, 2023.



TOWN OF CAMPOBELLO

Council Meeting Minutes – Regular Meeting

June 5, 2023

1. The meeting of the Campobello Town Council was called to order by Mayor Jason Shamis on June 5, 2023 at 7:27 p.m. located at 50 Broad St., Campobello, SC. Council Members present were Joe McDowell and Reitha Stevenson. Also in attendance was Police Chief Chad McNeill and Fire Chief Brandon McNeill. Council Members Aaron Ash and Alician Sprouse were absent.
2. Introduction of the Mayor and Council was done.
3. Mayor Shamis asked if council had reviewed the May 1, 2023 work session minutes and May 1, 2023 council meeting minutes prior to the meeting and asked for a Motion to accept them. Council Member Stevenson made a motion to accept the May 1, 2023 minutes as written, which was seconded by Council Member McDowell and carried unanimously.
4. Mayor Shamis commented that the litigation with Landrum/Graphel had not been dropped yet, but is hopeful that it will be soon. Landrum is asking us to do a few things in order for that to happen, which has been passed on to our attorney. We are waiting to hear from our attorney.
5. Police Chief Chad McNeill reported the Police Department had a total of 48 calls for the month of May, which included 7 drug cases involving Fentanyl and Heroin. They also assisted on one murder case in Landrum. He also reported that all officers went through active shooter training using a simulator. They also helped in the training of Landrum's officers, including their SROs. Council Member Stevenson asked for Chief McNeill to give her a number of full-time, part-time and reserve officers. Chief McNeill reported that the department has 8 full-time, 5 part-time and 6 reserves officers. Council Member Stevenson said she saw an officer at Family Fun Day that she had never met. Mayor Shamis asked that the police department continue to introduce new full-time at Council meetings when hired. Mayor Shamis asked if the Fentanyl was in the town. Chief McNeill answered that it was in the Motlow Creek Road area. Mayor Shamis asked if council had any further questions for the Police Department. No further questions were asked.
6. Fire Chief McNeill went on to report that the Campobello Fire Department had a total of 37 calls for the month of May. Of those calls, 14 were in the fire service area, 7 outside of our jurisdiction and 14 within the town limits. Fire Chief McNeill said that two officers went to Pensacola, Florida last month for fire training. Also, the property at 406 N. Main Street has been purchased and all utilities switched over and clean up has begun. Council Member Stevenson asked about the fence of the neighbor being on the property. Fire Chief McNeill said he spoke with the owner of 400 N. Main St and he had no problem moving it as long as we work with him in giving him time to get it done, as he had no survey done when he purchased the property. Mayor Shamis asked about a post on Facebook made by the Chief of the Gowensville Fire Department which mentioned something about consolidating the areas fire departments. Fire Chief McNeill or Police Chief McNeill knew anything of the post, but Fire Chief McNeill said that would be very difficult to do and not in the best interest of the Town. Mayor Shamis agreed, but said it sounded like Gowensville's Chief was concerned. Council Member Stevenson asked if there were any issues with the sale of the truck and Fire Chief McNeill answered no. Also, Council Member Stevenson preferred to keep the utilities on at the house at 406 N. Main Street as Duke Energy will remove the meter if the power has not been used in 6

months. 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 that he had obtained a quote for demolition of the brick building at 105 N. Main Street. It would be \$70,000 to demo the building, not including the cost of SCDOT and Duke Energy to have a representative standby to make sure of no damage to power lines or the road. The last contact made to the developer/investor was in May 2023. Mayor Shamis said that if we go down this road to condemn this building then we need to be prepared to condemn other buildings. However, we don't need the building falling and causing injury, so in his opinion, he would condemn it. Council Member McDowell said we need to lookout for the Town first and said that if we condemn it that maybe it would light a fire under the developer/investor to do something. Council Member McDowell made a motion to condemn the brick building at 105 N Main St., which was seconded by Council Member Stevenson and carried unanimously. Mayor Shamis also had questions about some code enforcement in Cane Creek and inquired if the contractors building in there had purchased business licenses. Police Chief McNeill answered in the affirmative. There was concern of some burning going on in Cane Creek and Lt. Miller said he made contact with the builders and they said the rules of Cane Creek allowed them to burn as they go. Lt. Miller informed him that the State law/County ordinances supersede Cane Creek's rules and that they cannot burn building material, plastics, etc.
- Police Chief McNeill gave the update on the South Fork signage on Hwy 11. Under the State of SC, timber falls under agricultural. Under our Town ordinances, the only thing he is in violation of is not obtaining a sign permit. According to our ordinances, all he had to do was to obtain permission of the land owner to put the sign up. The fine would be \$20 and he would still get to keep his sign. Mayor Shamis said it would not be worth the hassle.
- Mayor Shamis gave update on park renovations. The playground equipment has been ordered. He has also received a quote on grading the ballfield which is set to begin in the next 2 to 3 weeks. He received a call about the current playground equipment having exposed metal and the horse swings being dangerous. Council Member Stevenson asked if Police Chief McNeill had received a quote from Henson's regarding playground mulch. Chief McNeill said he has not had a chance to return their call, but will follow-up. She went on to say that Campobello First Baptist is using a place called Spindale Mulching and it was reasonable. Chief McNeill will obtain a quote from them. Mayor Shamis asked if Steven Fusaro ever provided proof of insurance in order to lease the ballfield. Clerk Hyder answered in the negative and was not sure he is even over the PROWL team anymore. Police Chief McNeill said that in a recent meeting with the Town's insurance adjuster, it was mentioned that the Municipal Association has a policy that can be purchased by anyone who rent out parks, community centers, etc. Mayor Shamis asked that review of the ballfield lease agreement be added to July's agenda.
- Mayor Shamis gave an update on sewer. He had been in touch with Senator Corbin and our request for funds for sewer is on the Governor's desk for approval. As long as it does not get vetoed, we will receive \$700,000 for sewer.
- Mayor Shamis spoke on council's work on a purchase order form that they would like completed for purchases over a certain amount. He would like this item added to the budget work session agenda on July 20th, as they need to discuss how they want it to read.

8. New Business-

- A Public Hearing on a garbage ordinance will be scheduled for June 29th at 7:00p. Mayor Shamis will have the ordinance to the Clerk by Friday, June 9th.
- Mayor Shamis mentioned that we have already budgeted for the reimbursement and payoff of the 2022 Tahoes for the police and fire departments, which comes out of the ARPA budget. This item will be added to the June 29th Work Session for review before any monies are disbursed.
- Lt. Miller spoke on this year's National Night Out (NNO). We currently have 19 of the school supply items spoken for by churches or businesses. This event will not cost the Town anything, due to the donations and support received from businesses and churches all over the Upstate. Everything at the event, including food, is free to those who attend. Council Member Stevenson asked if children that attend this event need to live in District one. Lt. Miller said it does not matter and welcomes children from all school districts. We had close to 300 kids come through last year. The date is August 1st 6p-8p.
- Mr. Lopshire requested to speak, but was not present to do so.

9. Other Business-

- Rick Sweeney spoke that Planning and Zoning is set to have their Public Hearing on June 13th at 1p on the proposed Zoning Ordinances and map. They will discuss updating the fee schedule for the Town. The only other item to discuss in the coming months will be construction guidelines. Mayor Shamis commended the Committee for their hard work. Mr. Sweeney mentioned that they have a good team. Mrs. Williamson said the committee is trying to plan for the future and that ACOG has been great to work with.

10. Adjourned- June 5, 2023 at 7:57 p.m.

With no further business presented, Council Member McDowell made a motion to adjourn, second 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 Meeting minutes recorded by Town Clerk, Kim Hyder on this 5th day of June, 2023.