



TOWN OF CAMPOBELLO

Council Meeting – Work Session Minutes

April 14, 2025

1. The Work Session meeting of the Campobello Town Council was called to order by Mayor Shamis April 14, 2025, at 6:45 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, Chris Miller, Officer Chad McNeill and Town Admin Trey Eubanks. Council Member Ash and Fire Chief Brandon McNeill were absent.

2. **NEW BUSINESS:**
 - Council Member McDowell would like to keep Erik Horton With Blue Line Consulting as a consultant on the sewer project. Mayor Shamis asked if he provided his hourly rate and Council member McDowell said he had not received it. Council had no other questions.

 - Council discussed waiving the application fee for Coffee Bean Delight. Officer McNeill said it was zoned as commercial when the property was initially annexed years ago and somehow was changed when the new zoning map was created. Mayor Shamis stated that if it is our mistake, then we need to correct it.

 - Council suggested a gift card for each Planning and Zoning committee member, and their spouse, to show appreciation for all of the work they have done. Council member Stevenson suggested using local businesses in Town for the gift cards. The amount suggested is \$50 each.

3. **OLD BUSINESS:**
 - Mayor Shamis asked Council if they had reviewed the email he sent around regarding delegation of duties and if not, could they please respond to it as to what they would like to take on.

 - Term limits of 10 years on elected positions were suggested. Trey researched and could not find any ordinances dealing with this item. Council member Sprouse is not sure she agrees with term limits as she likes the experience that comes from those who have served for several terms.

4. **OTHER BUSINESS:**
 - Family Fun Day has 40 vendors who have signed up. We need at least 80 vendors to be able to give away a decent scholarship award. The Town did receive four essays, two being in town residents.

5. **ADJOURNED on April 14, 2025 at 7:05 p.m.**

Town of Campobello Council Minutes were recorded by Town Clerk, Kim Hyder, on this 14th day of April, 2025.



TOWN OF CAMPOBELLO

Council Meeting – Regular Meeting Minutes

April 14, 2025

1. The Council meeting of the Campobello Town Council was called to order by Mayor Shamis on April 14, 2025, 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, Chris Miller, Officer Chad McNeill and Town Admin Trey Eubanks. Council Member Ash and Fire Chief Brandon McNeill were absent.
2. Council was introduced.
3. Mayor Shamis asked if Council had reviewed the March 3, 2025 work session minutes, March 3, 2025 council meeting minutes. Motion was made by Council Member Stevenson to accept the March 3, 2025, work session minutes and March 3, 2025 council meeting minutes, as written, which was seconded by Council Member McDowell and unanimously approved.
4. Mayor Shamis invited Chief Safety Officer, Jeff Harmon, to speak about District One's School Resource Officers (SROs). He opened by saying that the previous superintendent, Dr. Garner, wanting an SRO in every school in District One. The State only pays for three SROs and the rest are funded by the District. The level of commitment shown by the three municipalities in District One to the SRO program is really awesome. District One does not have any county deputies that serve as an SRO, even though a lot of school districts utilize the County. The positions are filled by city officers which helps the communities grow closer and bonds are created between the officers and students. Mr. Harmon is proud of the Campobello officers as they go above and beyond. Our high schools and middle schools have weapons detection systems that are manned by officers. This allows the SROs to go about the school freely. Campobello officers also go on field trips to build upon the relationships and help with emergencies that may arise. Mayor Shamis wanted to highlight this because police officers won't pat themselves on the back, but he wants the public to know what all they do. Officer Harmon appreciates that as he has been in law enforcement for 20 years and has family members, such as his mother, who just retired from a career in law enforcement. The district can't pay the SROs enough, but do try to make an effort to pay them well. Officer Greene was just voted support staff of the year at his school. Finding the funds and officers to keep the weapon detection systems going are the biggest challenges. Research has shown that it is small town communities like Campobello that can become a target. Officer Harmon meets with the superintendent on a biweekly basis to work on ways to prevent any school violence in our district. Furthermore, the district has a reporting program that is open every day of the year and around the clock. There is someone there to provide a quick response. There is a crisis hotline as well. They've had 56 hits on the crisis hotline since it began almost two years ago. This hotline is a free service provided by their insurance carrier. Council Member Stevenson asked about the Guest check-in system at each school. The check-in system instantly checks the person's name against a national sex registry and its PowerSchool program to see if this person is an appropriate person to be picking up the child/children. Mayor Shamis commended Officer Harmon on the great job he is doing and mentioned how great it is to get his prospective on our SROs and schools.
5. Interim Town Administrator, Trey Eubanks, updated council about the possibility of a gateway sign at the triangle at Hwy 11 and Hwy 176. He is working with Council and SCDOT to help beautify that area of town. There is no new update on sewer, but the feasibility study has been

updated and sent to Spartanburg Water. A meeting with FEMA is scheduled for April 16th. We may not be eligible to receive funding for the roads, but should receive help with our damaged utility line. We do have a lot of equipment and time to that is reimbursable. Trey met with USDA on March 26th and they are still waiting to hear back from the national office on the grant. We will see if the roads can be covered with the USDA Grant. The audit was reviewed with all department heads and after a few corrections, is an accurate reflection of our finances. In the future, more specific line items will be added to help mirror our reports. We have received over \$6,000 in interest from investing funds with the SC Local Government Investment Program. Dan Mock will be here for our June 2nd meeting to provide an update on his plans for the brick building and property. It has become a safety issue. All communication with Mr. Mock thus far and code sections were provided to council for their review. The master plan was initially in the State budget, but the entire senate is taking all earmarks out of the budget for this year, so we will not receive funding through the State at this time. Trey will meet with Jill at ACOG to see if there are any other grants Campobello can pursue. In the future, it will be important for Campobello to coordinate each request into one request with one point of contact, so it's more clear to the Senate. Trey began working in Campobello in late July 2024 as an interim Town Administrator. Part of his job is to help find the right candidate to replace him. As such, he drafted a job posting and provided that to Council for their review and approval. In his experience, it could take a cycle or two to find the right person since it will be a part-time position. Trey will sit in on the interviewing process and get it advertised with MASC. Mayor Shamis asked council if they want to address the brick building now or wait until Mr. Mock is present. Trey was asked his opinion and he believes it would be best to wait until Mr. Mock is present. However, if council is ready to proceed, we do have a protocol in our ordinances to follow. The safety issues need to be addressed. Trey will contact Mr. Mock by email and ask his immediate plans for getting the roof repaired on the building. Mayor Shamis would like to work with the Dog House and preserve a few parking spots at the triangle at Hwy 176 and Hwy 11, but also beautify the space by adding river rock. The cost would be around \$2,000 - \$2,500 for the rock.

Chief Miller reported for the Police Department, which had a total of 220 calls for the month of March. Of those calls, 7 were drug related involving marijuana/THC. The SROs had 35 welfare and home visits. There were 70 traffic stops which resulted in 55 citations given. The fun run route was discussed and will start at Lude Johnson Blvd and go to Campobello Gramling. Chief Miller said they will have to shut down that entire road which will take a lot of manpower. Mayor Shamis asked if the council had any further questions for the Police Department. No further questions were asked.

Officer Chad McNeill reported for the Fire Department, which had a total of 49 calls for month of March. Of those calls, 12 were in town, 30 in the fire district and 7 helping other agencies. Crews went up to Table Rock and Polk County to assist with the wildfires. Tanker 4 was damaged by water getting into the transmission resulting in it having to be rebuilt. However, the VFIS insurance sent a check to cover the cost which was a little over \$20,000. They are also rebuilding the wheel cylinders which were also damaged by water. The Fire Department designed this six-wheel tanker that holds 2,000 gallons of water and can be operated by one fireman. Grant money was used to build the tank and its unique features. Officer McNeill helped in assisting with the wildfires in North Carolina and said it was an eye-opening experience. They worked alongside big city fire departments who weren't quite as experienced in rural areas as our guys and other small town fire departments. Mayor Shamis asked if the council had any further questions for the Fire Department. No further questions were asked.

6. Old Business-

- The sewer update was previously given by Town Admin, Trey Eubanks. Council member McDowell added that he would like for Erik Horton with Blue Line Consulting, to stay involved with our sewer project as a consultant. Council Member McDowell made a motion for Erik Horton with Blue Line Consulting, to stay involved with our sewer project as a consultant. Council Member Sprouse asked about Mr. Horton's hourly rate, but Council Member McDowell did not know the answer and asked if Council wanted to wait until they have this information. The motion was not seconded, so this item was tabled until Council could be provided the information on Mr. Horton's hourly rate.
- Officer McNeill said that Officer Godfrey is working with Spartanburg County on that property at 106 Horton road. Some clean-up has been done and Officer Godfrey will continue to check in with the owner. The owner of 175 Buena Vista Drive has been contacted and she is looking for grass cutting companies. Mayor Shamis asked if we could have it cut and send her the bill. Officer McNeill said they could and that the owner was given several names of landscaping companies in the area. Mayor Shamis asked for the owner to be given a deadline. Officer McNeill said he did give her until May to have it done.

Gosnell Park now has hand railing. The steps should be completed by the end of April. The fence company will be here in the next few weeks. In field mix is needed. Portable bathrooms will be the only item left to be completed. By then, the PARDS grant should be exhausted. Labor will count towards the 25% of funds that the Town must match.

- After discussion of the application fee paid by Home Line Builders, Motion was made by Stevenson to refund the \$300 rezoning application fee to Home Line Builders/Coffee Bean Delight, which was seconded by Council Member McDowell and carried unanimously.
- 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 read by Mayor Shamis. Motion was made by Council Member McDowell to accept the first reading of Ordinance 8.501, which was seconded by Council Member Stevenson and carried unanimously.
- Council Member Sprouse would like to advertise Family Fun Day 2025 in Spartan Weekly and the Tryon Daily Bulletin. Also, new yard signs are needed. This would be funded through the Hospitality funds with a budget of \$500. Motion was made by Council Member Sprouse to allow \$500 to be used from the Hospitality funds for advertising of the Family Fun Day and new yard signs, which was seconded by Council Member Stevenson and carried unanimously.
- Council Member Sprouse would like to split the amount of the scholarships between the two qualified candidates. She will try to get 80 vendors to sign up as she would like to award \$1,000 per applicant. This would be awarded at 1:00pm at Family Fun Day. Joseph Allen, owner of the Country Peddler, pledged that his business will make up the difference between what the Town raises and what is needed to give each qualified applicant \$1,000. Motion made by Council Member Sprouse to split the scholarship funds raised between the two qualified applicants, which was seconded by Council Member McDowell and carried unanimously.

7. New Business-

- CPA Marcy Loucks, with McKinley Cooper, presented the proposed FYE 2024 audit. Pages 1-3 is the independent auditor's report. Page 11 contains the statement, net position and balance sheet which has fixed assets and long-term liability and pension. As of 9/30/2024, total assets and deferred outflows were \$2.3 million and total liability and deferred inflows were \$990,000, which

left the Town with a positive net position of \$1.3 million. The Town is making the required pension contributions. Out of our net position, 54% are fixed assets, 6% restricted outside sources and 40% is unassigned. Statement of activities tell the total revenue which are \$2.1 million, which is up from the previous year by 16% percent. Grants played a big role. The Town had \$1.6 million in expenses, which were down by \$162,000 from the prior year. All cash was collateralized and secure. In summary, the Town is in a good position.

- Mayor Shamis presented a plaque to Mrs. Jeaneen Cobourn, who was the owner of The Country Peddler, in appreciation of her many years of dedicated service to the Campobello community. He spoke on the history of the building and business and how it was a grocery store early on. Mrs. Cobourn successfully ran the Country Peddler for 29 years before retiring and selling the business to Joseph Allen, who will continue on with the Country Peddler.
- Trey spoke on the RFQ he drafted for a municipal facilities master plan, but that this item would need to be tabled until funding is available.
- Motion was made by Council Member McDowell to approve the job posting for a Town Administrator, which was seconded by Council Member Stevenson and carried unanimously. Council Member McDowell asked what the interview process would look like. Trey responded that he would be involved, along with the mayor and one other council member. Once we get it down to a list of finalists, Trey would do a background check before the applicants are presented to the rest of council.

8. Other Business

- Chairman Dawn Ford gave an update for the Planning and Zoning Committee. There has been a lot of activity with Vanderbilt farms. A new building permit request was submitted for 510 Bascule Ridge Lane, which was approved. A plat to divide 10794 Hwy 11 and 17096 Hwy 11 has been approved and will be recorded with the County. The Committee also approved a Zoning variance for 10794 Hwy 11 (Mabry's Temple Bibleway Church), which was necessary due to the lot size being only .53 acres which is less than what our zoning ordinances allow. Planning and Zoning made a recommendation that 10796 Hwy 11 be rezoned from R1 to C1. Also, Coffee Bean Delight is wanting to add a deck for outdoor seating. Council Member McDowell made a motion to accept the first reading of the rezoning request for 10796 Hwy 11, which was seconded by Council Member Sprouse and carried unanimously. A second reading will be held on April 22nd at 4:00 pm. Council Member McDowell mentioned the need to meet with Dawn Ford and Erik Horton regarding sewer. Council Member Stevenson asked about and update on Emma drive; however, at this time there is no new update. Mayor Shamis mentioned that Dan Ryan Homes has supposedly purchased the 100 acres on Hwy 11. Motion was made by Council Member Sprouse to purchase (5) \$50 gift cards, from any town business, as an appreciation gift from Council to Planning and Zoning, which was seconded by Council member McDowell and carried unanimously.

9. Adjourned- April 14, 2025 at 8:51 p.m.

With no further business presented, Council Member Sprouse 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 14th day of April, 2025.