



# TOWN OF CAMPOBELLO

## Council Meeting – Work Session Minutes

### July 7, 2025

1. The Work Session meeting of the Campobello Town Council was called to order by Mayor Shamis July 7, 2025, at 6:40 p.m. located at 50 Broad St., Campobello, SC. Council Members present were Reitha Stevenson, Joe McDowell, Aaron Ash and Alician Sprouse. Also, in attendance was Fire Chief Brandon McNeill, Officer Chad McNeill and Town Admin Trey Eubanks. Police Chief, Chris Miller was absent.
  
2. **NEW BUSINESS:**
  - Trey spoke on the email and engagement letter provided by attorney, Michael Kozlarek, who is interested in becoming the Town's attorney. A lunch meeting was held with Mr. Kozlarek for the purpose of being able to ask questions and to gain more knowledge of his background.
  
  - The current trash service contract with Spartan Waste will expire on December 31, 2025. A proposed 3-year renewal contract was sent for Council's review, but a rate increase question will need to be answered before Council make a decision. Mayor Shamis did mention that the Town has had a relationship with Spartan Waste for six years with the same driver for all six years.
  
  - Council member Stevenson explained that Campobello First Baptist is in need of a written contract before they would agree to becoming an emergency shelter. Fire Chief McNeill says all the agreements made with churches and schools in our area have been on a verbal basis, but he will contact Jimmy Littlefield to find out exactly what they need. A generator has been purchased to be used at any emergency shelter and can be permanently wired at the church's location for their personal use as well, but the generator is owned by the Town. It was asked by a member of Campobello Baptist for the Town to donate the generator to them, but Fire Chief McNeill doesn't think that is a wise decision as the location of the emergency shelter could change depending on the emergency and the generator would need to be used at the emergency shelter currently in use at that time.
  
  - Mayor Shamis made mention to those with a Town issued credit card to be mindful of scammers. Trey had also added his oversight of looking at the card statements each month. The Police and Fire Department have two cards each and the Town has one.
  
3. **OLD BUSINESS:**
  - The Police Department has funding in the current budget for a part-time police officer. Fire Chief McNeill has received money from the County for a part-time position. The position would be able to work with both police and fire. Both departments would equally pay the position. Insurance will not be offered since it is a part-time position. Council member Ash would like a job description prepared for Council to review as they considered adding this new part-time position. This item will be added to the August agenda.
  
  - Council Member Ash spoke on enforcing a term limit of a one term break. It has been brought to his attention that people may not run against others that they know. Also, Council Member Ash said that there are people in positions across the State that have no one to run against them and they abuse their power. Council Member Sprouse does not agree with having term limits

and that the next Council could override it. Council Member Ash stated that they could override any ordinance that was made by prior Council. Mayor Shamis and Council Member McDowell see both sides, but Mayor Shamis is in favor of term limits. Council Member Ash says if you haven't accomplished what you set out to do, then someone else needs a chance. Council Member McDowell worried about not having enough people to run, but our area is growing. Mayor Shamis said that in the past the town has had a difficult time getting people to run. Some of that has been due to Campobello being a tight knit community and friends not wanting to run against friends. Council member Stevenson asked what would happen if we didn't have enough people to run for a seat. Council member Ash said that we would have to deal with that if it happens, but doubts it will with our growing community.

**4. OTHER BUSINESS:**

- Council Member Sprouse would like for Council to consider a third signature or initial on checks over a certain amount.
- Council Member Sprouse would also like to review the three fencing quotes and be ready to vote.
- Trey spoke about the gateway sign and how there are height limits that SCDOT have in place. Signforce will be reaching out to SCDOT to see exactly what they need. SignForce has not been as timely in their responses as he would like, but Trey is hopefully that he will have a new concept for Council to look at in the next week or two. Mayor Shamis asked about the height limit and Trey responded that he thinks it is about 4 feet tall. \$15,000 is the limit for this sign and would be paid out of Hospitality.

**5. ADJOURNED on July 7, 2025 at 7:04 p.m.**

Town of Campobello Council Minutes were recorded by Town Clerk, Kim Hyder, on this 7th day of July, 2025.



# TOWN OF CAMPOBELLO

## Council Meeting – Regular Meeting Minutes

### July 7, 2025

1. The Council meeting of the Campobello Town Council was called to order by Mayor Shamis July 7, 2025, at 7:04 p.m. located at 50 Broad St., Campobello, SC. Council Members present were Reitha Stevenson, Joe McDowell, Aaron Ash and Alician Sprouse. Also, in attendance was Fire Chief Brandon McNeill, Officer Chad McNeill and Town Admin Trey Eubanks. Police Chief, Chris Miller was absent.
2. Council was introduced.
3. A Public Hearing was held regarding the rural development land grant. Trey gave an overview of details of the grant. It is a USDA grant that would help with recovering funds for damages from hurricane Helene. We did receive good news from FEMA on our utility line project, which FEMA would pay 75% of the expenses. The USDA grant will cover it up to 100%. The USDA grant would help repair roads that were damaged by flooding due to the hurricane. Mayor Shamis asked the audience if anyone wanted to speak or ask questions. No one from the public made comment or had questions. The Public Hearing was then ended.
4. Mayor Shamis asked if Council had reviewed the June 2, 2025 work session minutes and June 2, 2025 council meeting minutes. Motion was made by Council Member McDowell to accept the June 2, 2025 work session minutes and June 2, 2025 council meeting minutes, as written, which was seconded by Council Member Stevenson and unanimously approved.
5. Mayor Shamis mentioned that the WSPA ‘zip trip’ will be coming to Campobello on July 18th. A preliminary shoot was done in June. All of the business in town will be highlighted and the Chiefs for both the Fire and Police will be included in the segment. Mayor Shamis also commended Officer McNeill on helping on a late-night call.
6. TOWN ADMIN:

Interim Town Administrator, Trey Eubanks, opened by updating everyone on the gateway sign and will provide the new proposed signage once he receives that from Signforce.

The next step is for our sewer engineer to get drainage data to Spartanburg Sanitary Sewer District (SSSD) so they can work on getting a map to include Campobello in their service area. Afterwards, we will assess going with either Inman or Landrum.

FEMA gave an update today that our utility line project is in final review. There were no substantial questions raised and, therefore, we could receive the funds by mid-August.

Attorney Michael Kozlerek submitted an email and engagement letter for consideration as the new town attorney. He has also met with the Mayor, Town Admin and several other staff. If Council approves this, they would need to include voting on the Mayor signing the engagement letter.

Trey reached out to Mr. Mock about 105 N. Main St., about the updated letter from his structural engineer as to the condition of the building, as the public’s safety is a concern to the Town. We

also want a copy of the insurance policy on the building. This email was sent on June 19<sup>th</sup> and if he has not heard from Mr. Mock by the end of this week, he will reach out again.

We still have \$581,500 left of our \$600,000 sewer grant. The PARD grant is a \$100k grant with the Town matching \$25,000. The match will be covered by the amount of labor provided by Town employees.

Budget work is underway and a draft will be distributed at the August meeting. Also, the Town has received \$15k in interest revenues on the LGIP accounts as of May 2025.

Trey and Council Member Sprouse met with Spartanburg Water last month regarding a recreation area on Depot St. Trey commended Council Member Sprouse on being well prepared for the meeting with photos and maps. They also reached out to PAL-Spartanburg to help with this project.

Council Member McDowell is not impressed with the structural engineer hired by Mr. Mock, as he did not come out and reinspect the building, especially after Hurricane Helene coming through the area. He asked if it would be beneficial to the Town to hire its own structural engineer to examine the building. Trey will email Mr. Mock again and ask for another structural engineer to look at the building. Mayor Shamis mentioned that we may need Mr. Mock to report on the building on a quarterly basis due to the condition of the building and the liability issues it could cause.

Mayor Shamis asked if SSSD gave any timeline on when they would get back to us on a sewer update. Trey mentioned that they have a backlog of projects going on, but that he will continue to reach out to them to keep Campobello on their mind.

Council Member Sprouse asked if a work session for planning could also be scheduled at the same time as the budget work session. Trey said that was up to Council, but he suggested separating the two topics.

#### POLICE DEPT:

Officer McNeill reported for the Police Department, which had a total of 179 calls for the month of June. Of those calls, 4 were drug related that involved marijuana. The SROs had 24 welfare/home visits, some of which to collect Chromebooks and chargers. There were 95 traffic stops which resulted in 26 citations given. Officer McNeill mentioned National Night Out which is scheduled for August 5<sup>th</sup>. As far as grants for the Police Dept., we are still in the running for a grant for body cameras. We should know by the end of September. The Police Dept has never had new body cameras. Council member Stevenson asked if the steps at the park will be done by National Night Out. Officer McNeill said that all projects should be done at the park by then. It has been discussed that the ballfield should be tilled which would be helpful. Mayor Shamis asked for the motion speeding sign be put on Depot St. Council Member Sprouse asked for a breakdown of what officers write tickets. Mayor Shamis asked if the council had any further questions for the Police Department. No further questions were asked.

#### FIRE DEPT:

Fire Chief McNeill reported for the Fire Department, which had a total of 26 calls for month of June. Of those calls, 12 were in town, 8 in the fire service district and 6 helping other agencies. Chief McNeill said the extrication call came from one of the officers who found a man that fell into a hole and had a boulder fall on him. It took three people to lift the boulder. Two grants are out there for the Fire Dept, one for personnel and the other for extrication equipment. Mayor

Shamis mentioned that a medical call related to a child not breathing, came in during the town movie night. Instead of calling 911, they brought the child to the Fire Department and when no one was there, they called 911 which dispatched the Department from the park to the station. It is not uncommon for an ambulance to be delayed up to 30 mins, which is why the Fire Departments respond on medical calls. Town resident Owenby said he had a medical emergency where his neighbors called 911 for him. It took 45 mins for the ambulance to arrive, which is unacceptable. He said the Fire department did not show up. Chief McNeill said they can only go when they are notified of it. Mr. Owenby asked Council to contact Rep. Josiah Magnuson to demand that EMS centers are manned 24/7. Fire Chief McNeill will research why the Fire Department was not dispatched to his emergency. Council would like an update on what happened. Mayor Shamis said that Old Mill Village has offered to donate a piece of land for a Fire station to be built there to access the Rails to Trails. Mayor Shamis asked if the council had any further questions for the Fire Department. No further questions were asked.

## 6. Old Business-

- Council Member McDowell reiterated what Trey said about waiting to hear from SSSD. There is no other update to provide at this time. Mr. Owenby suggested that a sewer committee should be formed to help the project progress. He provided Council with a list of the types of people who should be on the committee.
- Officer McNeill reported that Officer Godfrey is working on giving out warnings. Buena Vista is being cleaned up and the grass cut. It is his understanding that they have signed a contract with a company to keep the grass cut. Council member Sprouse asked if the Code Enforcement Officer could look at 222 S. Main Street. She also mentioned another address, but Officer McNeill said it was in the County.
- An update on grants was given earlier in tonight's meeting.
- Council Member Ash will present a proposal to Council regarding term limits. He asked that they review it and mark anything they do not agree with. Council Member Sprouse asked when the cut off was for running. Council member Ash said this had nothing to do with registering to run.
- The second reading of the Rezoning Ordinance 2025.1 was done by Mayor Shamis in title only. This is to rezone Coffee Bean Delight/Home Line Builders at 10796 Hwy 11 from R-1 (Residential) to C-1 (Transitional Commercial) Council Member Sprouse asked if construction should be happening prior to the ordinance being approved. The business was contacted twice by code enforcement, but did not halt the building of the deck. Dawn Ford said we need to know how to proceed in the future when a business fails to abide by the rules. Motion was made by Council Member Sprouse to accept the second reading of Rezoning Ordinance 2025.1, seconded by Council Member Stevenson and carried unanimously.
- Council wants a job description of the part-time positions before voting on it. This item will be placed on the August agenda.
- Council is trying to beautify the triangle at the intersection at Hwy 11 and Hwy 176. Council Member Sprouse asked if it can be put out for bid. Trey mentioned that Council was provided a draft of SCDOT's requirements for the gateway sign last month and once Council approves a design, we can put it out for bid.
- The Spartan Waste contract will need to be updated before Council will approve it. This item will be placed on the August agenda.

- Fire Chief McNeill will reach out to Mr. Littlefield at Campobello First Baptist about the need for a written agreement for the church to become an emergency shelter when needed. This item will be placed on the August Agenda.
- Council approves the current credit card usage and with whom has a town credit card.

## **7. New Business-**

- Motion was made by Council Member Ash to appoint a new Town attorney and authorizing Mayor Shamis to sign any engagement letter, which was seconded by Council Member McDowell and carried unanimously.
- Council Member Sprouse brought up the 8-foot fence that was put up on Caldwell Street for \$7,900. She would like Council's approval once the street name was changed on the invoice from Lude Johnson Blvd. to Caldwell St. Council Member Sprouse said she had not seen all of the quotes on the fencing.

## **8. Other Business**

- Chairman Dawn Ford gave an update from Planning and Zoning. The Committee met in June. Dan Mock did lay out an updated plan and wanted to run it by the committee. He is now wanting to make the second story of the building into office space instead of residential apartments, which would not need a bigger septic tank. However, more parking spaces would be needed, but the Committee could work with him on a temporary variance until sewer was installed. Mr. Mock was encouraged to reach out to Palmetto Yarn Shoppe to see if he could purchase some parking spaces from them. The Committee would need the septic approval and plans before they could approve any permits. The Committee did approve a permit for Hybrid Hyper Sports adding another bay area. Another single-family residence was approved on Bascule Ridge Lane. A building request was submitted for the lot on the corner of Hwy 357 and Darby St. They initially came to the committee with plans for a Duplex, but they changed it to a single-family residential home, but the DHEC permit must be updated and brought back to the committee before it will be approved. A request for an additional bedroom at 507 N. Main St., was approved by the Committee contingent on a letter from a plumber to say that the current septic tank was large enough to accommodate a three-bedroom home. The Committee's next meeting is July 8<sup>th</sup> at 2:30 p.m. Mayor Shamis asked if anything was needed by the Committee such as training. Dawn said that she and Katherine need continuing education and Mr. Larson needs to complete the initial training requirements.

- 9.** At 8:07p, Motion was made by Council Member Sprouse to enter into the Executive Session to discuss a personnel matter pertaining to the Town Administrator position, which was seconded by Council Member Stevenson and carried unanimously. At 8:47p, Council exited Executive Session with no action taken.

## **10. Adjourned- July 7, 2025 at 8:48 p.m.**

With no further business presented, Council Member Sprouse made 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 7th day of July, 2025.



# TOWN OF CAMPOBELLO

## Council Meeting – Special Meeting Minutes

### July 1, 2025

1. The Special Council meeting of the Campobello Town Council was called to order by Mayor Shamis July 1, 2025, at 5:03 p.m. located at 50 Broad St., Campobello, SC. Council Members present were Joe McDowell, Aaron Ash and Alician Sprouse. Also, in attendance were Police Chief, Chris Miller, Fire Chief Brandon McNeill and Town Admin Trey Eubanks. Council Member Reitha Stevenson was absent.
2. At 5:04 p.m. Motion was made by Council Member McDowell to enter into Executive Session regarding a contractual agreement, which was seconded by Council Member Ash and carried unanimously. At 5:28 p.m. Council exited the Executive Session with no action taken.
3. **Adjourned- July 1, 2025 at 5:28 p.m.**

With no further business presented, Council Member Sprouse 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 Minutes were recorded by Town Clerk, Kim Hyder, on this 1<sup>st</sup> day of July, 2025.